

City of Independence

Planning Commission Agenda

October 22, 2019

6:00 PM, Council Chambers, Independence City Hall

City Code Chapter 14 and the staff reports are entered into the record.

I. CALL TO ORDER

II. ROLL CALL

III. CITIZEN REQUESTS

IV. CONTINUED PUBLIC HEARING

- A. Case 19-125-01 – Rezoning and Preliminary Development Plan – 2805 S. Sterling – Cal Lawanson requests to rezone the property from R-6 (Single-Family Residential) to R-18/PUD (Medium Density Residential/Planned Unit Development) and approve a Preliminary Development Plan.

V. PUBLIC HEARING

- A. Case 19-125-02 – Rezoning and Preliminary Development Plan – Independence Commerce Center – 2700/2800 S. Little Blue Parkway – Van Trust Real Estate, LLC requests to rezone the property from I-1 (Industrial) and R-6 (Single-Family Residential) to BP/PUD (Business Park/Planned Unit Development) and approve of a Preliminary Development Plan.
- B. Case 19-175-04 – Unified Development Ordinance Amendment - The City proposes Unified Development Ordinance Amendment #40 pertaining to Short-Term Rentals.

VI. APPROVAL OF MINUTES

October 8, 2019

VII. ROUNDTABLE

VIII. ADJOURNMENT

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Case 19-125-01 – Rezoning and Preliminary Development Plan – 2805 S. Sterling – Cal Lawanson requests to rezone the property from R-6 (Single-Family Residential) to R-18/PUD (Medium Density Residential/Planned Unit Development) and approve a Preliminary Development Plan.

Department:

Contact Person:

REVIEWERS:

Planning Commission

Approved

Council Action:

Council Action:

ATTACHMENTS:

- ▣ Application
- ▣ Staff Report
- ▣ Comp Plan Map
- ▣ Zoning Map
- ▣ Site Map

Rezoning/PUD

19-125-01

City of Independence, Missouri

Property Location/Address: 2805 STERLING

From District R6 To District R-18PUD Site Acreage 0.31

Legal Description (Provide electronic copy if description is metes and bounds): ENGLEWOOD VIEW LOTS 13 & 14 (EX PT IN ROW)

ENGLEWOOD VIEW LOTS 13 & 14 (EX PT IN ROW)

APPLICANT (DEVELOPER):

Name CAL LAWANSON

Address 9625 NE CHERRY COURT

City KANSAS CITY State MO Zip

Phone 816 332 5823 Cell

E-Mail Fax

PROPERTY OWNER:

Name THE KINGSMAN INVESTMENT LLC

Address 9625 NE CHERRY COURT

City KANSAS CITY State MO Zip 64155

Phone 816 332 5823 Cell SAME

E-Mail CALLAWANSON@GMAIL.COM Fax

SURVEYOR/ENGINEER:

Name J & J SURVEY

Address 6500 NW TOWER DR

City KANSAS CITY State MO Zip 64151

Phone 816 741 1017 Cell 816 457 4860

E-Mail JOHN@JANDJSURVEY.COM Fax

AUTHORIZED OWNERS REPRESENTATIVE:

Name CAL LAWANSON

Address 9625 NE CHERRY CT

City Kansas City State MO Zip 64155

Phone 816-332-5823 Cell 816-332-5823

E-Mail Callawanson@gmail.com Fax

Cal
Applicant's Signature

Cal Lawanson
Owner



Kingsman Investment LLC

"You need it, We find it"

07/16/2019
Independence Community Development
Planning Division
111. E. Maple Avenue
Independence MO.64050

Dera Sir/Ma,

RE: Rezoning Application for 2805 Sterling Avenue
From District R6 to R-18PUD, Englewood
view Lots 13&14 { EX PT IN ROW }

We, The Kingsman Investment llc is applying for rezoning of the above mentioned property from its present classification to a Multi-Family structure classification.

We want to be able to provide more choices of accommodation to the residents of Independence Missouri.

We are invested in working with the City of Independence for its continued development.

Thank you in advance for your kind consideration and rezoning approval.

Yours Sincerely,



Cal Lawanson
Chief Operating Officer
The Kingsman Investment llc.

9625 NE CHERRY COURT
KANSAS CITY, MISSOURI, USA 64155

Kingsmaninvestmentllc@gmail.com

8163325823

Owner: SCHWOPE C TYLER & LORI A-TRUSTEES
Address: 2727 S STERLING AVE APT A , INDEPENDENCE

Owner: PARKER ISL LLC
Address: 2726 S ENGLEWOOD TER , INDEPENDENCE

Owner: VAN BIBER TOM C
Address: 2800-2804 S ENGLEWOOD TER , INDEPENDENCE

Owner: HARRY S TRUMAN CHILDRENS NEUROLOGICAL
Address: 2828 S ENGLEWOOD TER , INDEPENDENCE

Owner: SUPERIOR PROPERTIES LLC
Address: 2829 S STERLING AVE , INDEPENDENCE

Owner: AMOR ALLAN & LAURA A
Address: 2804 S STERLING AVE , INDEPENDENCE

Owner: HALAMA BELCHER LYNN
Address: 2800 S STERLING AVE , INDEPENDENCE

MEETING DATE: October 22, 2019

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: Lawanson Rezoning **(REVISED)**

CASE NUMBER / REQUEST: 19-125-01 – Rezoning from R-6 to R-18/PUD and approval of a Preliminary Development Plan for 2805 S. Sterling Avenue

APPLICANT: Cal Lawanson

OWNER: The Kingsman Investment LLC

PROPERTY ADDRESS / LOCATION: 2805 S. Sterling Avenue

SURROUNDING ZONING / LAND USE:

- North:** R-18/PUD; multi-unit apartment building, duplex
South: R-6; Single family home
East: R-18/PUD; triplex
West: R-6; single family homes, vacant lot

PUBLIC NOTICE:

- § Letter to adjoining property owners – August 5, 2019
- § Public Notice published in the Independence Examiner – August 10, 2019
- § Sign posted on property – August 9, 2019

RECOMMENDATION

Staff recommends **approval** of this rezoning request and the revised preliminary development plan with the following conditions:

1. While S. Sterling Avenue is classified as an Arterial street by the City's Thoroughfare Plan and thus requires a building setback of 50 feet, the proposed building should have a similar setback to other buildings along the street.
2. As the property to the south remains zoned R-6 (Single Family Residential), a buffer screen comprised of fencing and landscaping must be provided along the south property of this lot, in accordance with Section 14-503-07.
3. The final building plans must utilize design elements common with other residential structures on the corridor. These elements include roof forms and façade materials.
4. Reduce the amount of outdoor parking from nine spaces to seven spaces for a total of ten spaces for this triplex (includes three garage spaces).
5. The width of the area between the north side of the building should be reduced by at least 2.5 feet to increase the building setback along the south property to seven feet and increase the depth of the outdoor parking spaces to 18 feet.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Cal Lawanson requests to rezone the property at 2805 S. Sterling Avenue from R-6 (Single-Family Residential) to R-18/PUD (Medium Density Residential/Planned Unit Development) and approve a Preliminary Development Plan to construct a three unit residential building.

Current Zoning:	R-6 (Single Family Residential)	Proposed Zoning:	R-18/PUD (Medium Density Residential/Planned Unit Development)
Current Use:	Undeveloped	Proposed Use:	Three unit building
Acreage:	0.32 acres +/-	Building Square Foot:	6,600 SF +/-

BACKGROUND & HISTORY:

At its September 24 meeting, the Planning Commission continued this application to the October 22 meeting to provide the applicant an opportunity to improve the preliminary development plan taking into consideration issues raised during that meeting. Primary issues included building/parking setback, access to S. Sterling Avenue, and the number of parking spaces provided. Based upon these issues, the applicant revised the site plan as follows:

1. Rotated the building to face north and shifted it south placing parking on the north side of the site.
2. Consolidated the previous two driveways into a single, wider drive onto S. Sterling Avenue to access the parking area on the north side of the lot.
3. Provided nine outdoor parking in addition to the three indoor garage spaces for a total of 12 spaces (four spaces per unit). However, staff believes the number of spaces could be reduced to seven outdoor spaces thus providing 3.33 spaces per unit.

The building design remains the same however: a roughly 6,600 square foot building divided into three, two-story living units with all of the units featuring a three bedroom layout with a single car garage. The exterior will be composed of brick and hardy board siding for their low maintenance qualities. These will be market rate units with the rental range being between \$825 and \$875 a month.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This proposed rezoning contributes to the Strategic Plan goal of growth by providing new housing units to fill a market need for this type of residence. These market rate units will provide modern workforce housing for citizens of the City.

Comprehensive Plan Guiding Land Use Principles:

The plan designates this area for Residential Neighborhoods. The plan recommends that infill construction blend into the character of the existing homes to avoid glaring contrasts between new and old properties. This area of the City has both multi-unit apartment buildings and triplexes so this development is in character with those.

Historic and Archeological Sites:

There are no apparent historic/archeological issues with these lots.

Public Utilities/Streets: All utilities are available to the site, the property has direct access onto S. Sterling Avenue.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all of the following criteria:

1. Conformance of the requested zoning with the Comprehensive Plan.

The Comprehensive Plan envisions the subject property for 'Residential Neighborhood'. The proposal adds to the mixture of single family homes, duplexes, and apartments along this segment of S. Sterling Avenue.

2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.

There are no neighborhood or sub-area plans for this part of Independence.

3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.

This proposed level of residential zoning, R-18/PUD, and its allowed uses, is compatible with zoning and use of the immediate surrounding property. There are multi-family zoned properties to the north and east of this site, and also across S. Sterling to the northwest and southwest. Housing types along the corridor range from single family homes on larger residential lots to duplexes, to apartments, to senior housing.

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

As mentioned previously, the types of residential development along this segment of the S. Sterling corridor vary, and as such, and one could argue that its character is transitioning from the older single family homes to a mixture of more medium and higher density residential uses.

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

South Sterling Avenue south of E. 23rd Street has realized a minimal amount of construction of single family homes in the last 15 years.

6. The length of time the subject property has remained vacant as zoned.

From the information available, these two lots have been vacant since at least 2004.

7. The extent to which approving the rezoning will detrimentally affect nearby properties.

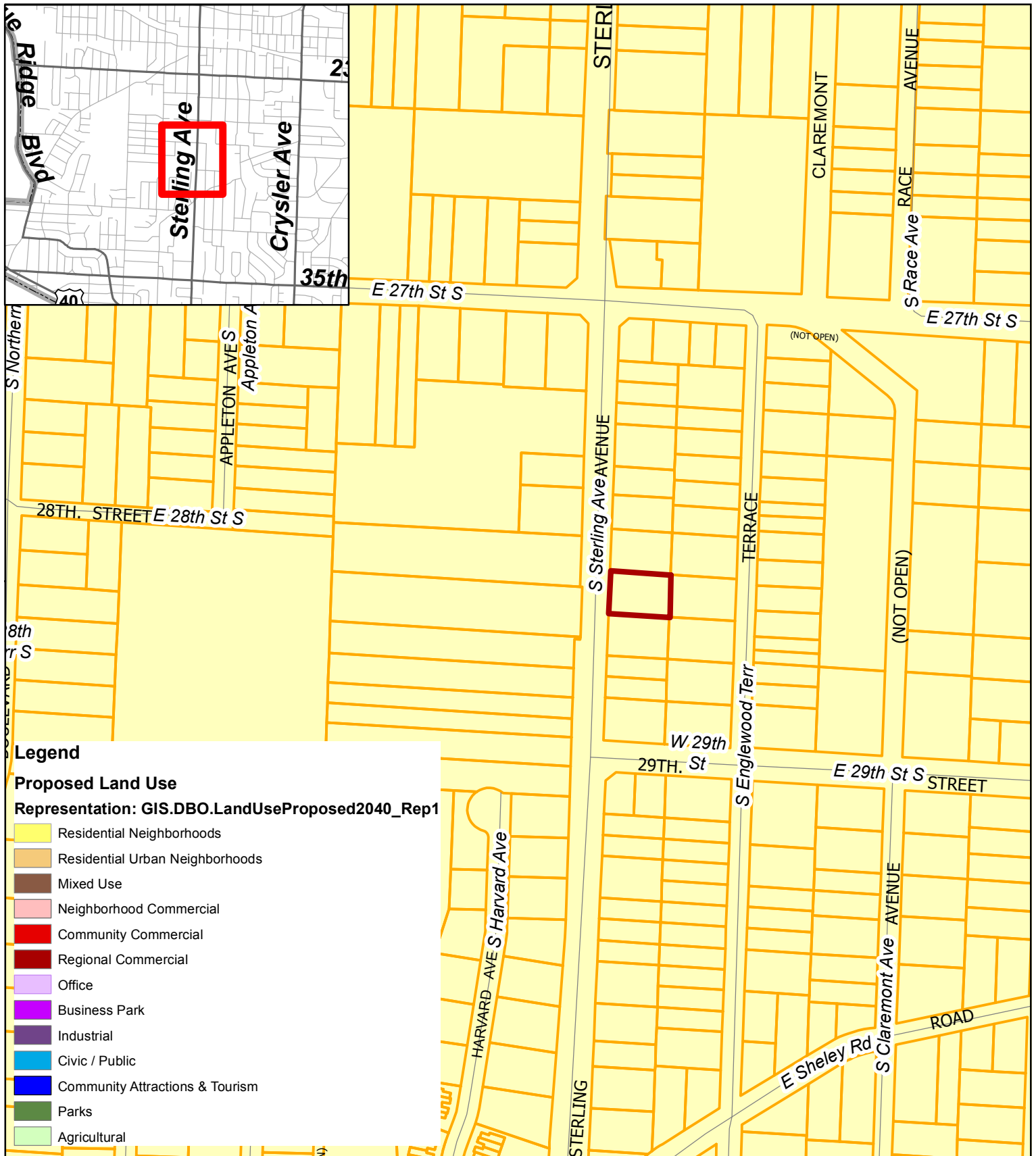
The proposed rezoning and the construction of a triplex here is not expected to detrimentally affect nearby properties as the site is situated between an apartment building to the north, a triplex to the east, and a single family home to the south.

8. The gain, if any, to the public health, safety and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

It is not expected that the approval of this application will have any effect to the health, safety, or welfare of the public. If denied, the applicant could construct a single family home on each of the two lots which would eliminate one dwelling unit for rent.

EXHIBITS

1. Applicant's Letter
2. Mailing Affidavit
3. Mailing List
4. Comprehensive Plan Map
5. Zoning Map



Comp Plan Map

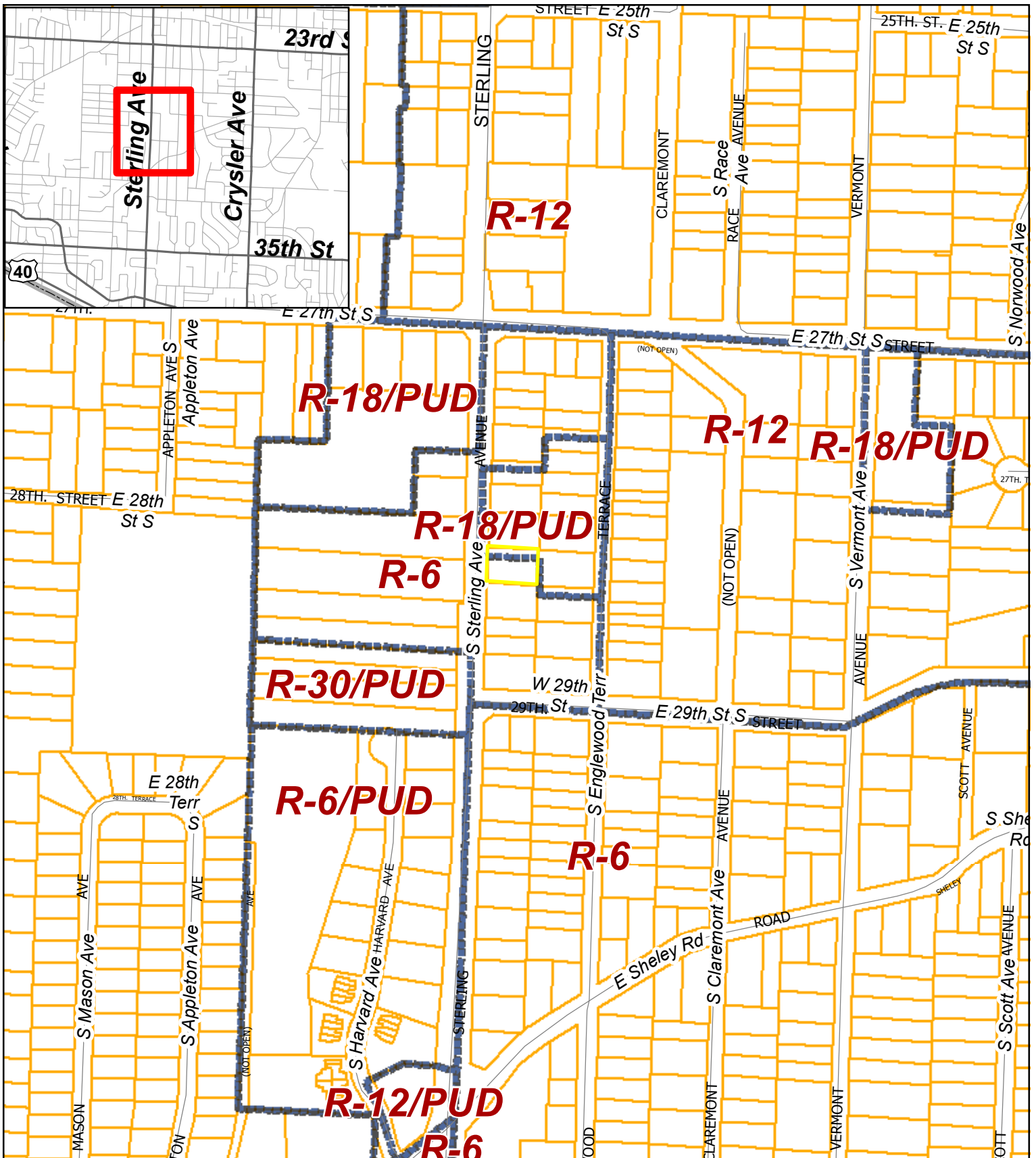
Case#: 19-125-01

Owner: Kingsman Investment, LLC

Address: 2805 S. Sterling Ave.



0 0.0275 0.055 0.11 Miles



INDEPENDENCE

• MISSOURI •

A GREAT AMERICAN STORY

Zoning Map

Case#: 19-125-01

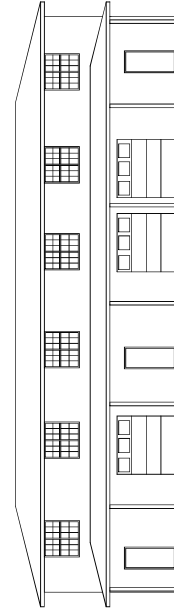
Owner: The Kingsman Investments LLC

Address: 2805 S Sterling Ave.



0.0325 0.065 0.13 Miles





WEST ELEVATION
Scale 1/8" = 1'-0"



LEGAL DESCRIPTION

SBD ENGLEWOOD VIEW 03-0172 #6 LT 13-14; EXC PRT IN ST

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Case 19-125-02 – Rezoning and Preliminary Development Plan – Independence Commerce Center – 2700/2800 S. Little Blue Parkway – Van Trust Real Estate, LLC requests to rezone the property from I-1 (Industrial) and R-6 (Single-Family Residential) to BP/PUD (Business Park/Planned Unit Development) and approve of a Preliminary Development Plan.

Department:

Contact Person:

REVIEWERS:

Planning Commission

Approved

Council Action:

Council Action:

ATTACHMENTS:

- ▣ Staff Report
- ▣ Application
- ▣ Notification Affidavit
- ▣ Letter from Applicant
- ▣ Plat

MEETING DATE: October 22, 2019

STAFF: Brian Harker, Planner

PROJECT NAME: Independence Commerce Center Rezoning/Planned Unit Development

CASE NUMBER: 19-125-02

REQUEST: Rezoning from I-1 (Industrial) and R-6 (Single-Family Residential) to BP/PUD (Business Park/Planned Unit Development) and approval of a Preliminary Development Plan/Plat for 2700/2800 S. Little Blue Parkway

APPLICANT: Van Trust Real Estate, LLC

OWNER: The Gathering Baptist Church

PROPERTY ADDRESS/LOCATION: 2700/2800 S. Little Blue Parkway

SURROUNDING ZONING/LAND USE:

North: R-6/PUD...undeveloped tract/field
South: R-6...undeveloped tract/field
East: R-6...undeveloped tract/field
West: I-1...undeveloped tract/field

PUBLIC NOTICE:

- § Letter to adjoining property owners – October 4, 2019
- § Public Notice published in the Independence Examiner – October 5, 2019
- § Sign posted on property – October 3, 2019

RECOMMENDATION

Staff recommends **approval** of this rezoning request and the accompanying Preliminary Development Plan/Plat with the following conditions:

1. Provide revised elevation drawings showing torquious colored and masonry façade treatments around the corner entrances.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Van Trust Real Estate, LLC requests to rezone the property located at 2700/2800 S. Little Blue Parkway from I-1 (Industrial) and R-6 (Single-Family Residential) to BP/PUD (Business Park/Planned Unit Development) and approval of a Preliminary Development Plan/Plat.

Current Zoning:	R-6 (Single Family Residential) and I-1 (Industrial)	Proposed Zoning:	BP/PUD (Business Park /Planned Unit Development)
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Current Use: Undeveloped Tract
Acreage: 36.3322 acres

Proposed Use: Two warehouse buildings
Building Square Footages: 329,680 and 236,080 square feet

BACKGROUND & HISTORY:

Van Trust Real Estate, LLC requests approval for a warehouse/distribution development, called Independence Commerce Center, located approximately two blocks northwest of the intersection of the Little Blue Parkway and R.D. Mize Road. The development will consist of two adjacent lots on 36.3-acres sitting between Little Blue Parkway and Jackson Drive. Each lot will contain a warehouse building. The southern, 15.78-acre lot, will contain a 236,080-square foot building. The northern, 20.55-acre lot, will contain a 329,680-square foot building. The development is speculative in nature. Rather than structures built-to-suite, they will be constructed to provide the City of Independence with an inventory of marketable industrial/warehouse space.

The properties will share access drives leading from the rights-of-way and circulating around both properties. Cross-access easements will be necessary when a Final Plat is recorded. Landscaping, utilities, and private infrastructure will be maintained by the owner of the individual lots. At this time no covenants, grants of easements, or other restrictions have been created. The Final Development Plan will be the controlling text and drawing for building design, landscaping and site layout. The Final Development Plan will include public utility main extensions and appropriate easements upon final design.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This proposed rezoning contributes to the Strategic Plan by allowing the construction of two buildings to fill a need for warehouse/distribution space in the market that contributes to the growth goal outlined in the strategic plan by increasing the economic prosperity of the community through the creation or retention of industrial and warehousing jobs.

Comprehensive Plan Guiding Principles:

The comprehensive plan designates this site for Business Park uses. The development of this speculative warehouse/distribution space contributes to the guiding business & jobs principle outlined in the plan to, “promote growth, innovation, investment and opportunity.” It does this by directly addressing the guiding land use principle of providing sufficient opportunity for industrial development sites within the community and promote diversification of the City’s commercial/industrial base.

Historic and Archeological Sites:

There are no apparent historic/archeological issues with these lots.

Public Utilities:

All utilities are available to the property. Sanitary sewer is currently on the east side and north sides of the property. Water mains are located on both the east and west sides of the property along the Little Blue Parkway and Jackson Drive, respectively. A 6-inch gas main is located at the intersection of R.D. Mize Road and Little Parkway, and it can be extended north up Little Blue Parkway to the property. An Independence Power and Light (IPL) transmission line is located along the western perimeter of site and can serve the development from that line. Comcast fiber lines were recently installed in the Little Blue Parkway right-of-way adjacent the property. Preliminary utilities and easements are shown on the utility plan.

Streets and Access:

Given the limited number of median crossings permitted along Little Blue Parkway the three driveways shown along that right-of-way will be right-in and right-out only. Northbound Little Blue Parkway traffic, as well as that from RD Mize Road will access the site from Jackson Drive. This is true for both passenger cars/trucks and heavy truck traffic.

Landscaping/Screening/Berms:

The applicant will provide a continuous evergreen hedge (maturity to be 6 feet minimum) along the northern edge of the lot to serve as a High-Impact Screen in a 15-foot buffer from an R-6 zoning district to provide a screen of the facility. The applicant will also provide such a screen along the southern edge of the development to screen from adjacent property.

The applicant will also provide berms topped with canopy street trees in 60-foot wide setbacks along the Jackson Drive and Little Blue Parkway rights-of-way the length of the properties to screen docking and parking trucks.

Open spaces, trees and shrubbery will be provided as shown on the landscaping pages of the Preliminary Development Plan.

Parking:

For the parking of passenger cars and trucks, the proposed PUD would require 0.33 parking stalls per 1,000-square feet of office use and 0.50 parking stalls per 1,000-square feet of warehousing space. The northern building, on Lot 1, will have 9 ADA stalls and 173 standard stalls. The southern building, on Lot 2, will have 10 ADA stalls and 223 standard stalls.

Building Design:

The buildings' exterior material will consist of pre-cast tilt-up panels. The walls will be a blue-gray color, with be turquoise around the corner entrance areas. Those corner areas will contain masonry elements as well.

The buildings' long sides will be dominated by docks for both loading and unloading. Thus the buildings, which are longer east to west than north to south, will be dominated by garage doors on the north and south sides of both buildings.

Flood Plain:

Given most of the property lies below the 100 year flood level, much of the property will have to be raised. The source of the fill needed to raise the site above the 100-foot level, will be from a site west of Jackson Drive. This is property where the applicant hopes to build a third warehouse/distribution building as an additional phase of the project. The proposed finished floor elevations are planned to meet the city's required 12 foot elevation above flood elevation.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all of the following criteria:

1. Conformance of the requested zoning with the Comprehensive Plan.

The Comprehensive Plan envisions the subject property for 'Business Park' uses. The category includes manufacturing, transportation and whole sale activities, office and research facilities, and limited retail and services. This land use category will have restrictions on outdoor activities and will include buffering from adjacent areas with less intense land uses;

2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.

The Little Blue Valley Comprehensive Plan envisions Mixed Uses for the area;

3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.

The BP/PUD zoning designation is compatible with I-1 zoning and industrial use to the southwest;

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

The proposed BP/PUD zoning and warehouse/distribution use is compatible with nearby industrial and commercial structures;

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

The property's industrial zoning is suitable for the envisioned industrial zones uses.

6. The length of time the subject property has remained vacant as zoned.

The property has been cropland or airport field for decades and has been actively marketed for development in recent years;

7. The extent to which approving the rezoning will detrimentally affect nearby properties.

The proposed rezoning and construction of warehouses is not expected to detrimentally affect nearby properties as the site is situated near and adjacent to other I-1 zoned properties and will be heavily screened from the R-6 zoned property to the north and any future development to the south;

- 8. The gain, if any, to the public health, safety and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

It is not expected that if the PUD and zoning change were approved that this will have any effect on the health, safety, or welfare of the public. If denied, the applicant could construct warehouse/distribution buildings, without the benefits of the PUD, anywhere except on the portion of this property which is zoned R-6 however the area zones I-1 is insufficient for a development of the scale.

EXHIBITS

1. Applicant's Letter
2. PUD Application required Statements/Design Criteria
3. Mailing Affidavit
4. Comprehensive Plan Map
5. Zoning Map
6. Preliminary Site/Landscaping (Civil) Plans
7. Preliminary Plat
8. Elevations

Rezoning – Planned Unit Development

City of Independence, Missouri

Property Location/Address: NW Corner of RD Mize & Little Blue Parkway Intersection

From District I-1 & R-6 To District PUD Site Acreage 36.3 total (PUD)

Legal Description (Provide electronic copy if description is metes and bounds): _____
See Separate Legal and Plan Set

APPLICANT (DEVELOPER):

Name VanTrust Real Estate, LLC

Address 4900 Main Street Ste 400

City Kansas City State MO Zip 64112

Phone 816.569.1409 Cell 913.944.2065

E-Mail grant.harrison@vantrustre.com Fax 816.569.1442

PROPERTY OWNER:

Name The Gathering Baptist Church

Address 4505 S Noland Rd

City Independence State MO Zip 64055

Phone 816.373.0106 Cell _____

E-Mail _____ Fax _____

SURVEYOR/ENGINEER:

Name Olsson, Inc. (Brett Lauritsen)

Address 7301 W 133rd Street Ste 200

City Overland Park State KS Zip 66213

Phone 913.381.1170 Cell 402.403.2527

E-Mail blauritsen@olsson.com Fax 913.381.1174

AUTHORIZED OWNERS REPRESENTATIVE:

Name David Fortner Executive Pastor and Signer

Address 2416 SW Golden Eagle Road

City Lee's Summit State MO Zip 64082

Phone 816.373-0106 Cell _____

E-Mail david@gatheringkc.com Fax _____



Applicant's Signature

Owner

Rezoning – Planned Unit Development

City of Independence, Missouri

Property Location/Address: NW Corner of RD Mize & Little Blue Parkway Intersection

From District I-1 & R-6 To District PUD Site Acreage 36.3 total (PUD)

Legal Description (Provide electronic copy if description is metes and bounds): _____

See Separate Legal and Plan Set

APPLICANT (DEVELOPER):

Name VanTrust Real Estate, LLC

Address 4900 Main Street Ste 400

City Kansas City State MO Zip 64112

Phone 816.569.1409 Cell 913.944.2065

E-Mail grant.harrison@vantrustre.com Fax 816.569.1442

PROPERTY OWNER:

Name Hilburn Trucking Inc.

Address 2920 S Jackson Drive

City Independence State MO Zip 64057

Phone 816.795.8812 Cell 309-235-1576

E-Mail rhilburn@hilburntrucking.com Fax 816-795-8992

SURVEYOR/ENGINEER:

Name Olsson, Inc. (Brett Lauritsen)

Address 7301 W 133rd Street Ste 200

City Overland Park State KS Zip 66213

Phone 913.381.1170 Cell 402.403.2527

E-Mail blauritsen@olsson.com Fax 913.381.1174

AUTHORIZED OWNERS REPRESENTATIVE:

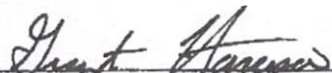
Name ~~Ryan Hilburn~~ RONALD HILBURN

Address 2920 S. Jackson Dr.

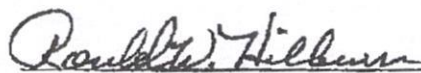
City Independence State MO Zip 64057

Phone 816.795.8812 Cell 309 235 1576

E-Mail rhilburn@hilburntrucking.com Fax 816-795-8992



Applicant's Signature



Owner

PRELIMINARY DEVELOPMENT PLAN CONTENTS

- ☒ The application must include a General Location Map, which must show the location of the property in relation to at least one intersection of two streets shown as Collector or Arterial Streets on the city's Major Thoroughfare Plan.
- ☒ The application must include a statement by the landowner setting forth the reasons why a Planned Unit Development would be in the public interest and would be consistent with the Statement of Objectives for Planned Unit Development.
- ☒ A Preliminary Development Plan at a scale no smaller than 1 inch = 100 feet and must include all of the area proposed to comprise the Planned Unit Development.
- ☒ The plan and supporting documents must include the following information:
 - ☒ A legal description of the site sealed by a registered surveyor or engineer;
 - ☒ The dimensions of all property boundaries;
 - ☒ The owners of record and any other parties having an interest in the proposed development;
 - ☒ Topographical survey of the site at an interval of not more than five feet or more frequent interval, as required by the Public Works Department;
 - ☒ The location of all existing structures, easements, utilities, proposed utilities, and public dedication either through, adjacent to or on the site;
 - ☒ The existing public and private street system, platted or un-platted ownership, type and location of structures, and topography extending 200 feet beyond the outside boundaries of the proposed development;
 - ☒ The width, grade, location and ownership of all proposed public and private streets and sidewalks in the area to be developed;
 - ☒ The use, height, floor area, and approximate location of all proposed buildings and other structures;
 - ☒ Preliminary elevations of buildings. In the event of several building types, a minimum of one elevation of each type is required;
- N/A

☐ The number of dwelling units to be contained in each building proposed for residential use;
- ☒ The location, dimension and capacity of all proposed off-street parking areas in the area to be developed;
- ☒ The location, dimension, acreage, and ownership of all proposed public and private recreation areas, open space and non-encroachable areas;

☒ Dimensions and notes as deemed necessary to show compliance with the development standards of this article;

☒ A schedule showing the proposed time and sequence within which the applications for final approval of all portions of the Planned Unit Development are intended to be filed. The Planning Commission may either approve or modify the submitted development time schedule. The development phases as shown on the time schedule must also be indicated on the plan;

☐ N/A As part of the development time schedule each phase must have a summary of the number of units of each type of use, the number of dwelling units, the acreage devoted to residential, nonresidential, commercial, recreation, open space, non-encroachable area, streets (both public and private), off-street parking, and other major land uses, density, public lands (existing and proposed), and the total number of acres contained in each development phase;

☐ N/A A summary of the total number of units of each type of use, number of dwelling units, the acreage devoted to all major land uses, the acreage of public lands and areas proposed for public ownership, the acreage of the total area proposed to be developed, and the overall net density of the development;

☒ A statement as to the feasibility of proposals for the disposition of sanitary waste and stormwater, and how all utilities are to be provided including sewerage, water, storm drainage, gas and electricity, and how completion of all improvements is to be guaranteed;

☐ N/A A statement as to the form of ownership proposed to own and maintain the common open space, recreation facilities, non-encroachable area and any other area within the area proposed to be developed that is to be retained primarily for the exclusive use and benefit of the residents, lessee and owners of the Planned Unit Development;

☒ A statement as to the substance of the covenants, grants of easements or other restrictions to be imposed upon the use of the land; buildings and structures, including proposed easements or grants for public utilities;

☐ N/A The plan must include a tentative dedication clause for the dedication of public utility and drainage easements, street rights-of-way and the following statement: "We hereby dedicate to the City of Independence the right to regulate any construction over the area designated as common open space, open air recreation area, and non-encroachable area and to prohibit any construction within said areas and spaces inconsistent with the approved use or enjoyment of residents, lessees and owners of the Planned Unit Development";

☒ A statement specifying those modifications, reductions and waivers being requested as part of the plan approval and setting forth reasons why, in the opinion of the landowner, such should be allowed;

☒ One north-south and one east-west elevation across the site to show typical site layout, grade, etc.; and

☒ A preliminary landscape plan to include the general extent and character of the proposed landscaping.

Preliminary Plat

City of Independence, Missouri

PROJECT TITLE: Independence Commerce Center

LOCATION: NW Corner of RD Mize & Little Blue Parkway Intersection

Total acreage 36.3 Number of lots/tracts 2 Lots Property zoning PUD

Current land use I-1 & R-6 Stream Buffer? YES ☐ NO ☒

Proposed Land Use PUD (Light Industrial/Distribution development)

APPLICANT (DEVELOPER):

Name VanTrust Real Estate, LLC

Address 4900 Main Street Ste 400

City Kansas City State MO Zip 64112

Phone 816.569.1409 Cell 913.944.2065

E-Mail grant.harrison@vantrustre.com Fax 816.569.1442

PROPERTY OWNER:

Name The Gathering Baptist Church

Address 4505 S Noland Rd

City Independence State MO Zip 64055

Phone 816.373.0106 Cell _____

E-Mail _____ Fax _____

SURVEYOR/ENGINEER:

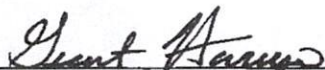
Name Olsson, Inc. (Brett Lauritsen)

Address 7301 W 133rd Street Ste 200

City Overland Park State KS Zip 66213

Phone 913.381.1170 Cell 402.403.2527

E-Mail blauritsen@olsson.com Fax 913.381.1174



Applicant's Signature

Owner

Fees **\$375.00 + \$3.00/lot or tract** (Effective 7/1/17) Total Due \$ **\$381.00**

Preliminary Plat

City of Independence, Missouri

PROJECT TITLE: Independence Commerce Center

LOCATION: NW Corner of RD Mize & Little Blue Parkway Intersection

Total acreage 36.3 Number of lots/tracts 2 Lots Property zoning PUD

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City Kansas City State MO Zip 64112

Phone 816.569.1409 Cell 913.944.2065

E-Mail grant.harrison@vantrustre.com Fax 816.569.1442

PROPERTY OWNER:

Name Hilburn Trucking Inc.

Address 2920 S Jackson Drive

City Independence State MO Zip 64057

Phone 816.795.8812 Cell 309.235.1576

E-Mail rhilburn@hilburntrucking.com Fax 816-795-8992

SURVEYOR/ENGINEER:

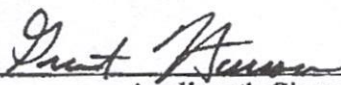
Name Olsson, Inc. (Brett Lauritsen)

Address 7301 W 133rd Street Ste 200

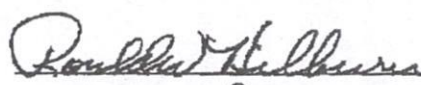
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Applicant's Signature



Owner

Fees \$375.00 + \$3.00/lot or tract (Effective 7/1/17)

Total Due \$ \$381.00

(not duplicate of Church Application)

File No. 019-1971
Independence Commerce Center
September 12, 2019
V_PPLAT_0191971

Preliminary Plat Property Description

All that part of an unplatted tract of land, lying in the North Half of Section 16, Township 49 North, Range 31 West, in the City of Independence, Jackson County, Missouri, described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of Section 16, Township 49 North, Range 31 West; thence South 88 degrees 09 minutes 56 seconds East, on the North line of said Northeast Quarter, a distance of 182.03 feet to a point on the West line of Little Blue Parkway right of way, as established in Document 2007E0143663, said point also lying on a non-tangent curve; thence in a Southwesterly and Southerly direction, departing said North line, on said West line and on a curve to the left whose initial tangent bears South 39 degrees 59 minutes 57 seconds West, having a radius of 3929.72 feet, an arc distance of 1540.72 feet, through a central angle of 22 degrees 27 minutes 50 seconds, to a point; thence North 88 degrees 09 minutes 01 second West, departing said West line, a distance of 832.55 feet to a point on the East line of an existing 40-foot-wide Utility Easement, as established in Book 929, Page 1213; thence North 02 degrees 19 minutes 54 seconds East, on said East line, a distance of 649.92 feet to a point on the Easterly extension of the North line of an existing 50-foot-wide Drainage Easement, as established in Book 902, Page 1553; thence North 87 degrees 40 minutes 23 seconds West, departing said East line, on said North line, a distance of 386.01 feet to a point on the East line of S. Jackson Drive right of way, as established in Document 2009E0023712, said point also lying on a non-tangent curve; thence in a Northeasterly direction, departing said North line, on said East line and on a curve to the right whose initial tangent bears North 27 degrees 24 minutes 09 seconds East, having a radius of 483.00 feet, through a central angle of 34 degrees 49 minutes 46 seconds, an arc distance of 293.61 feet to a point of reverse curvature; thence in a Northeasterly and Northerly direction, continuing on said East line, and on the East line of S. Jackson Drive right of way as established in Document 2007E0134964 and in Document 2007E0134962, and on a curve to the left, having a radius of 583.20 feet, through a central angle of 59 degrees 39 minutes 37 seconds, an arc distance of 607.27 feet to a point of tangency; thence North 02 degrees 34 minutes 24 seconds East, continuing on said East line, a distance of 0.37 feet to a point on the North line of the Northwest Quarter of said Section 16; thence South 88 degrees 09 minutes 47 seconds East, departing said East line, on said North line, a distance of 1232.10 feet to the POINT OF BEGINNING, containing 1,582,630 Square Feet or 36.3322 Acres, more or less.



September 13, 2019

City of Independence, Missouri

Attn: Mr. Tom Scannell, Planning Director
Ms. Kati Horner, City Engineer
111 East Maple
Independence, MO 64050

Re: Project Summary – Independence Commerce Center

Mr. Scannell and Ms. Horner:

VanTrust Real Estate is proposing to formally initiate design and agency approval processes for a project (Independence Commerce Center) located at the northwest quadrant of the Little Blue Parkway and R.D. Mize Road intersection. The project encompasses approximately 36.3 acres and is intended to be developed for light industrial/distribution land use.

There are several components to the project, including application for Planned Unit Development (PUD) zoning. The purpose of this project summary is to provide further information about the PUD application and other elements of the development:

- PUD Application Required Statements
- PUD Design Criteria
- General Project Design Background

Feel free to contact us at 913.381.1170 with any questions. On behalf of VanTrust Real Estate and the project team,

Olsson

A handwritten signature in black ink, appearing to read 'Brett Lauritsen', written over a horizontal line.

Brett Lauritsen, PE, LEED AP

PUD Application Required Statements

A Planned Unit Development (PUD) would be in the public interest because it allows for the necessary flexibility to bring new business and development opportunities to this property. Development of the property brings jobs, activity, and commerce to the area. Adjacent parcels are similarly zoned, and existing infrastructure and roadway adjacent the site was built to accommodate said development.

The proposed Independence Commerce Center is anticipated to begin final design, permitting, and construction of the project upon City planning approval and other necessary jurisdictional approvals.

Utilities are available to the property and can serve the development. Sanitary sewer is currently on the east side and north sides of the property. Water main is located on both the east and west sides of the property along Little Blue Parkway and Jackson Drive, respectively. Gas main (6") is currently located at the intersection of R.D. Mize Road and Little Blue Parkway, and it can be extended north up Little Blue Parkway to the property. Transmission line power (Independence Power & Light) is located along the western perimeter of the site and can serve the project from that pole line. Fiber communications (Comcast) were recently installed in Little Blue Parkway right-of-way adjacent the property.

The project is presently proposed to consist of two (2) lots. There are no formal platted common spaces or recreation facilities currently proposed with this project. Common space, pavement, sidewalks, landscape, utilities, and private infrastructure will be maintained by ownership. At this time no covenants, grants of easements, or other restrictions have been created. The project will consist of public utility main extensions and appropriate easements upon final design. Preliminary utilities and easements are shown on the utility plan included in this submittal.

PUD Design Criteria

Flexibility in parking requirements, setbacks, landscaping, and building design allows the project to be more competitive, able to cater and adapt to the market. Select components of City code and design criteria related to land use, landscaping, site design and parking are requested to be modified from I-1 Zoning and other applicable, general zoning regulations.

Proposed variations for this PUD are shown on accompanying preliminary plans and listed below:

	<u>Base Zoning Requirement</u>	<u>Proposed PUD Requirement</u>
<u>Landscape</u>	25-foot buffer setback from Property Line required for Sites larger than five (5) acres (14-503-05 B&C)	15-foot buffer setback from Property Line
	High Impact Screen-Wood Fence (14-503-07 E)	Continuous Evergreen Hedge (Maturity to be 6 ft minimum)
<u>Parking & Design</u>	3.5 parking stalls required per 1,000 square feet of office use (14-501-05)	0.33 parking stalls required per 1,000 square feet of office use
	1.0 parking stalls required per 1,000 square feet of Warehousing (14-501-05)	0.50 parking stalls required per 1,000 square feet of Warehousing
	All parking must be on a paved, all-weather surface. (14-501-10-B. C)	All parking surfaces must be appropriate for use and maintained to remain in good operating order (inc. trailer storage areas) with materials complying with the City's <i>Public Works Manual</i>
	Perpendicular Parking Dimension 9 ft wide x 18 ft deep x 26 ft aisle (14-501-12-B)	Perpendicular Parking Dimension 9 ft wide x 18 ft deep x 24 ft aisle for vehicles (not applicable to trucks)
	3 Bicycle Spaces or 5% of required off-street spaces are to be provided, and after 50 are provided than 2% of required off-street spaces are also required. (14-501-08-A1)	Bicycle parking may be provided at decision of owner and or tenants, but bicycle parking or racks are not required.

Building Design

Base Zoning Requirement

Any façade material and building requirements, design components and parking arrangement according to Chapter 14 Article V applicable to light industrial, distribution or warehousing use. (14-506)

Proposed PUD Requirement

Exterior Materials shall be 100% masonry (exclusive of doors and windows). Architectural metals may be utilized to accent the design but may not exceed 5% of the total wall surface area on which it occurs. (ie entry canopies, sunshades, etc)

The following materials shall be considered as masonry:

Sitecast concrete (tilt-wall) panels with textured coating finish
Precast Concrete
Brick
Stone (natural or manufactured)
Cast Stone
Plaster (stucco)
Other (cementitious materials)

General Project Design Background

Several important considerations regarding design, schedule, and feasibility of the overall project were investigated during due diligence efforts the past several months. Additional background information is provided below for context in conjunction with the submittal and preliminary design.

Site Plan & Landscape Design

Industrial warehousing developments are unique from an operational standpoint, and require significant area for truck operations, limiting usable area around the site perimeter. Proposed design elements of the project related to setback, parking ratios, screening and building architecture are very similar to those from Industrial "I" zoning designations but select components have been modified slightly within the proposed PUD.

Floodplain

This site currently lies within FEMA's Flood Plain mapping (Zone AE, Base Flood 753.50). Separately from FEMA, the US Army Corps of Engineers studied this segment of the Little Blue River in 2016. Its model independently determined the Base Flood Elevation as 756.30. The study was obtained by Olsson and upon review the model appears to be very credible.

To mitigate risk of future FEMA map revisions which are anticipated to closely reflect results from the CORPS study, the design and ownership team are considering the CORPS model the baseline of design. Thus, proposed building Finished Floor Elevations and pavement elevation at docks are set at 961.30 and 957.30, respectively, to meet the City's 12" freeboard requirements above base flood elevations (CORPS modeling 756.30). A floodplain development application is included with submittal.

Storm Water Drainage & Detention

Being in the floodplain, this site is very flat in today's farmed conditions. The large footprints of the proposed building make storm drainage a challenge. No storm water detention is proposed.

The current preliminary design approach intends to direct a majority of site runoff north and east to the existing box culvert below Little Blue Parkway (mirroring existing conditions). There are other lower areas serving as collection/wetland-type areas with appropriate vegetation. Thus, traditional detention and outlet design are not part of this submittal. However, depressed areas have the capacity to withhold a 1-year annual rainfall event, but not the 100-year event as required by City code. Key project and site constraints contributed to omission of storm water detention:

Proximity to Little Blue River – Olsson has obtained the CORPS Hydrologic Model. After completing a desktop review of the model as it relates to the project and proximity to the river, we do not believe detaining storm water to be beneficial to management of peak storm water flows. Omitting storm water detention was also discussed with City leadership prior to this application and VanTrust Real Estate engaging in this opportunity.

Site Topography & Earthwork – The site topography is flat and the size of proposed buildings create very long drainage travel distances. Raising the site several additional feet to accommodate either swales or below grade pipe systems is not practical from design or financial standpoints. Presently, the finished floor elevations of the buildings are set approximately 8 feet above existing grade. Additionally, existing sanitary sewer trunk main in the eastern portion of the site restricts deeper excavation and further limits drainage, site, and topography improvements.

Landscape & Berm Screening – Screening required by zoning ordinance hinder grading and storm water management design flexibility. Few berms are included in the design given the limited space, as well as overall proposed elevations of much the site being above (and not equal to) adjacent right-of-way and roadway grades.

Traffic & Roadway

A comprehensive traffic study is included in the rezoning/PUD submittal. This study incorporates potential future development of approximately 38 *additional* acres west of Jackson Drive. However, this 38-acre development is not included in the rezoning/PUD submittal.

The intent of including the additional 38 acres west of Jackson Drive is to analyze the roadway network in a "worst-case full build-out" scenario (approximately 75 acres). Should the adjacent 38-acre development begin to materialize, elements of the traffic study may need to be updated accordingly (re: trip generation, access, phasing/scenarios, etc).

Three (3) southbound right turn lanes on Little Blue Parkway are shown on the current site plan. These are not warranted based on traffic study analysis. However, with the posted speed limit of 50 miles per hour and considering motorist safety and truck operations, they are shown. Final design may or may not include all three access points. The turn lanes have not been designed, but are shown to meet minimum Missouri Department of Transportation (MoDot) Design Standards for turn lane deceleration and taper lengths (160 and 100 feet, respectively) given the posted speed limit.

Official Use Only – Do not write in this area.

Permit is NOT valid until this area has been completed.

Permit # _____

Work Order # _____

Expiration date _____



Floodplain Development Permit Application
City of Independence Public Works - Engineering
 111 E. Maple Ave, Independence, MO 64050 (816) 325-7617



(Allow a minimum of five (5) business days for processing after ALL information has been received.)
 For further information or guidance, an appointment may be necessary with a City Floodplain Specialist.

Section 1A: Information

Applicant Name <u>Brent Johnson</u>	Date Plans Received <u>9/13/2019</u>
Job Address <u>TBD - Intersection of E. R.D. Mize Rd. & Little Blue Pkwy.</u>	Cost of Improvement <u>Import Estimate TBD</u>
Company Name <u>Olsson</u>	Pre-Improvement Value \$ <u>Land Cost TBD</u>
Company Address <u>7301 W. 133rd St., Ste. 200</u>	Business License # <u>Contractor TBD</u>
<u>Overland Park, KS 66213</u>	Business Phone <u>Contractor TBD</u>
E-mail <u>bmjohnson@olsson.com</u>	Name of Contractor <u>Contractor TBD</u>
	Contractor Phone <u>Contractor TBD</u>

Section 1B: Information

Is property located in a designated floodway? ☐ Yes ☒ No

If yes, certification shall be provided prior to the issuance of a permit to develop. This certificate shall state that the proposed development will result in no increase in the base flood (100-year) elevation (No Rise Certificate).

Is property located in the designated floodplain? ☒ Yes ☐ No

- Elevation of the Base (100-year) flood 753.5'
MSL/NGVD
- Elevation/Flood proofing requirement 754.5'
MSL/NGVD
- Elevation of the proposed development site (if known) Varies. See Site Plans.
MSL/NGVD

The lowest level of any new or substantially improved residential or commercial building shall be elevated one foot (1') above the base flood elevation.

This permit is used with the condition that the developer/owner will provide an Elevation Certificate by a registered engineer or land surveyor.

Source of Base Flood Elevation FIRM Little Blue River Panel Number of FIRM 29095C0303G,
Source if not available on FIRM N / A 29095C0304G

Description of Work Distribution warehouse development. Proposed work includes mass grading and private site development.

Section 2: Floodplain Construction

Class of Work: ☒ Filling ☒ Grading ☒ Excavation
☐ Minor Improvements ☐ Substantial Improvements
☐ Construction Renovations ☒ New Construction

<u>Fee Item</u>	<u>Fee</u>
Floodplain Development Fee	= \$
Post-Construction Permit Fee (fee not obtained in advance) 2X Fee	= \$
Total Fee	= \$

Section 3: Required Information from Applicant

1. Other required permits:

- | | | |
|---------------------------------|---|--|
| a. Corp of Engineers 404 Permit | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| b. State Permit | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| c. Local Levee District | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| d. Local Drainage District | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| e. Other | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

2. Upon completion of the project, the developer/owner shall provide an elevation certificate by a registered engineer, architect, or land surveyor of the "AS-BUILT" lowest floor (including basement) elevation of any new or substantially improved building covered by this permit. Failure to provide this information will prevent the Certificate of Occupancy from being obtained.

FAILURE TO ADHERE TO PLANS SUBMITTED OR COMPLY WITH THE REQUIREMENTS DESCRIBED IN THIS PERMIT AND ALL APPLICABLE CODES AND REGULATIONS MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR THE REVOCATION OF THE PERMIT.

Applicant Signature  Date 9/13/19

Official Use Only Below This Line

Authorizing Official _____ Date _____
Name and Title

Extensions will be granted a five (5) business day grace period. Failure to apply for the extension within five (5) business days of the permit expiration date may result in a new permit application. Extension requirements and availability may vary based upon permit type, work performed, good faith effort of reasonable progress, or other factors.

Date Extension Granted | New Expiration Date

GENERAL FLOODPLAIN DEVELOPMENT STANDARDS

**For more detailed information see The City of Independence Public Works Regulations
(Chapter 17)**

1. Anyone working as a company in the City is responsible for obtaining a Business License prior to performing work.
2. The contractor shall be required to repair all areas disturbed during work activities to equal or greater condition.
3. The lowest level of any substantially improved residential or commercial building shall be elevated one foot (1') above the base flood elevation.

Section 5: Permit Issuance Requirement Checklist

Required on All Permit Applications

1. Business License Number
2. Contact Information of Field Supervisor
3. Missouri One Call Ticket Number

Contractor TBD

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Other Possible Requirements

4. Corps of Engineers 404 Permit
5. State Permit
6. Local Levee District
7. Local Drainage District
8. Other _____

- | | |
|---|--|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

File No. 019-1971
Independence Commerce Center
September 12, 2019
V_PPLAT_0191971

Preliminary Plat Property Description

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PROPERTY OWNER NOTIFICATION AFFIDAVIT
City of Independence, Missouri

STATE OF ~~MISSOURI~~ ^{Kansas}

COUNTY OF ~~JACKSON~~ ^{Shawnee}

Case No. 19-125-02

I, Brett H. Jantz of lawful age being first duly sworn upon oath,
state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission and City Council, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 4th day of October, 2019.

Brett H. Jantz
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 4th day of October, 2019.

Emily G. Jackson
Notary Public



September 1, 2023
My Commission Expires:

File No. 019-1971
Independence Commerce Center
September 12, 2019
V_PPLAT_0191971

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PRELIMINARY PLAT & DEVELOPMENT PLANS FOR
INDEPENDENCE COMMERCE CENTER
LITTLE BLUE PARKWAY & R.D. MIZE
NORTH HALF OF SECTION 16, TOWNSHIP 49 NORTH, RANGE 31 WEST,
IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

UTILITY COMPANIES AND GOVERNING AGENCIES:

CITY OF INDEPENDENCE CITY, MISSOURI	111 E. MAPLE ST. INDEPENDENCE, MO 64050
CITY HALL	816.325.7000
FIRE DEPARTMENT	816.325.7123
POLICE DEPARTMENT	816.325.7300
POWER & LIGHT	816.325.7500
PUBLIC WORKS	816.325.7600
WATER	816.325.7700
WATER POLLUTION CONTROL	816.325.7711
SPIRE GAS	3025 S.E. CLOVER LEES SUMMIT, MO 64082 816.756.5252
AT&T	800.286.8313
COMCAST	816.795.1100

ENGINEER:

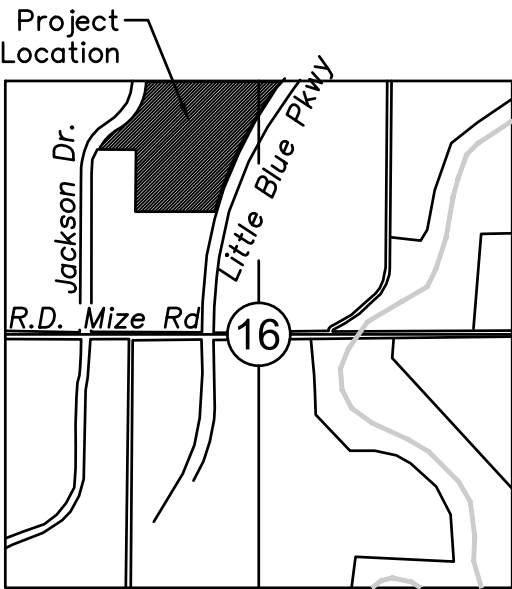
OLSSON
BRETT LAURITSEN, P.E.
7301 WEST 133RD STREET, SUITE 200
OVERLAND PARK, KANSAS 66213
913.381.1170
blauritsen@olsson.com

ARCHITECT:

ALLIANCE ARCHITECTS, INC
CONTACT: SCOTT A. MEYER, AIA
1600 N COLLINS BLVD – SUITE 1000
RICHARDSON, TX 75080
972.233.0400

DEVELOPER:

VANTRUST REAL ESTATE, LLC
CONTACT: GRANT M. HARRISON
4900 MAIN ST. SUITE 400
KANSAS CITY, MO 64112
816.569.1441
GRANT.HARRISON@VANTRUSTRE.COM



Sections 16–T49N–R31W
VICINITY MAP
Scale: 1" = 2000'

Sheet List Table

Sheet Number	Sheet Title
C1.0	COVER SHEET
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C3.0	OVERALL GENERAL LAYOUT
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C5.0	DIMENSION PLAN SOUTH
C6.0	GRADING PLAN NORTH
C7.0	GRADING PLAN SOUTH
C8.0	UTILITY PLAN
C9.0	SITE DRAINAGE PLAN
L1.0	LANDSCAPE PLAN NORTH
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E2.0	SITE LIGHTING PHOTOMETRICS PLAN SOUTH
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A1.0	EXTERIOR BUILDING ELEVATIONS

LOCATION MAP

Property Description

All that part of an unplatted tract of land, lying in the North Half of Section 16, Township 49 North, Range 31 West, in the City of Independence, Jackson County, Missouri, described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of Section 16, Township 49 North, Range 31 West; thence South 88 degrees 09 minutes 56 seconds East, on the North line of said Northeast Quarter, a distance of 182.03 feet to a point on the West line of Little Blue Parkway right of way, as established in Document 2007E0143663, said point also lying on a non-tangent curve; thence in a Southwesterly and Southerly direction, departing said North line, on said West line and on a curve to the left whose initial tangent bears South 39 degrees 59 minutes 57 seconds West, having a radius of 3929.72 feet, an arc distance of 1540.72 feet, through a central angle of 22 degrees 27 minutes 50 seconds, to a point; thence North 88 degrees 09 minutes 01 second West, departing said West line, a distance of 832.55 feet to a point on the East line of an existing 40-foot-wide Utility Easement, as established in Book 929, Page 1213; thence North 02 degrees 19 minutes 54 seconds East, on said East line, a distance of 649.92 feet to a point on the Easterly extension of the North line of an existing 50-foot-wide Drainage Easement, as established in Book 902, Page 1553; thence North 87 degrees 40 minutes 23 seconds West, departing said East line, on said North line, a distance of 386.01 feet to a point on the East line of S. Jackson Drive right of way, as established in Document 2009E0023712, said point also lying on a non-tangent curve; thence in a Northeasterly direction, departing said North line, on said East line and on a curve to the right whose initial tangent bears North 27 degrees 24 minutes 09 seconds East, having a radius of 483.00 feet, through a central angle of 34 degrees 49 minutes 46 seconds, an arc distance of 293.61 feet to a point of reverse curvature; thence in a Northeasterly and Northerly direction, continuing on said East line, and on the East line of S. Jackson Drive right of way as established in Document 2007E0134964 and in Document 2007E0134962, and on a curve to the left, having a radius of 583.20 feet, through a central angle of 59 degrees 39 minutes 37 seconds, an arc distance of 607.27 feet to a point of tangency; thence North 02 degrees 34 minutes 24 seconds East, continuing on said East line, a distance of 0.37 feet to a point on the North line of the Northwest Quarter of said Section 16; thence South 88 degrees 09 minutes 47 seconds East, departing said East line, on said North line, a distance of 1232.10 feet to the POINT OF BEGINNING, containing 1,582,630 Square Feet or 36.3322 Acres, more or less.

COVER SHEET	BY	DESCRIPTION	DATE	REV. NO.	REVISIONS
PRELIMINARY SITE DEVELOPMENT PLAN					
INDEPENDENCE COMMERCE CENTER LITTLE BLUE PARKWAY & R.D. MIZE					
INDEPENDENCE, MISSOURI					

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no.: 019-1971

drawing no.: COV_0191971.dwg

date: 8.13.2019

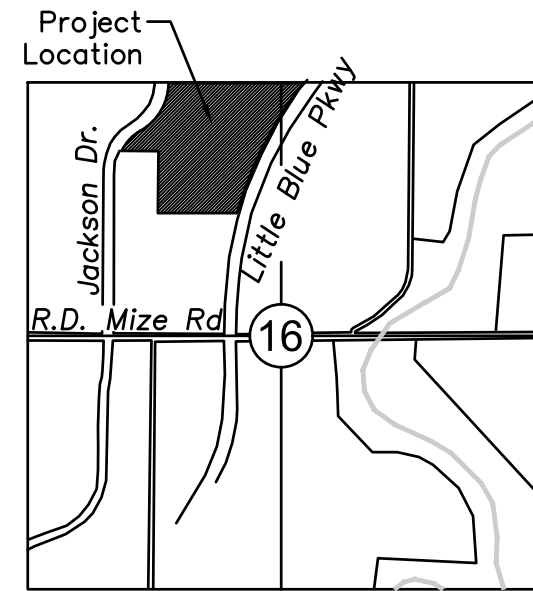
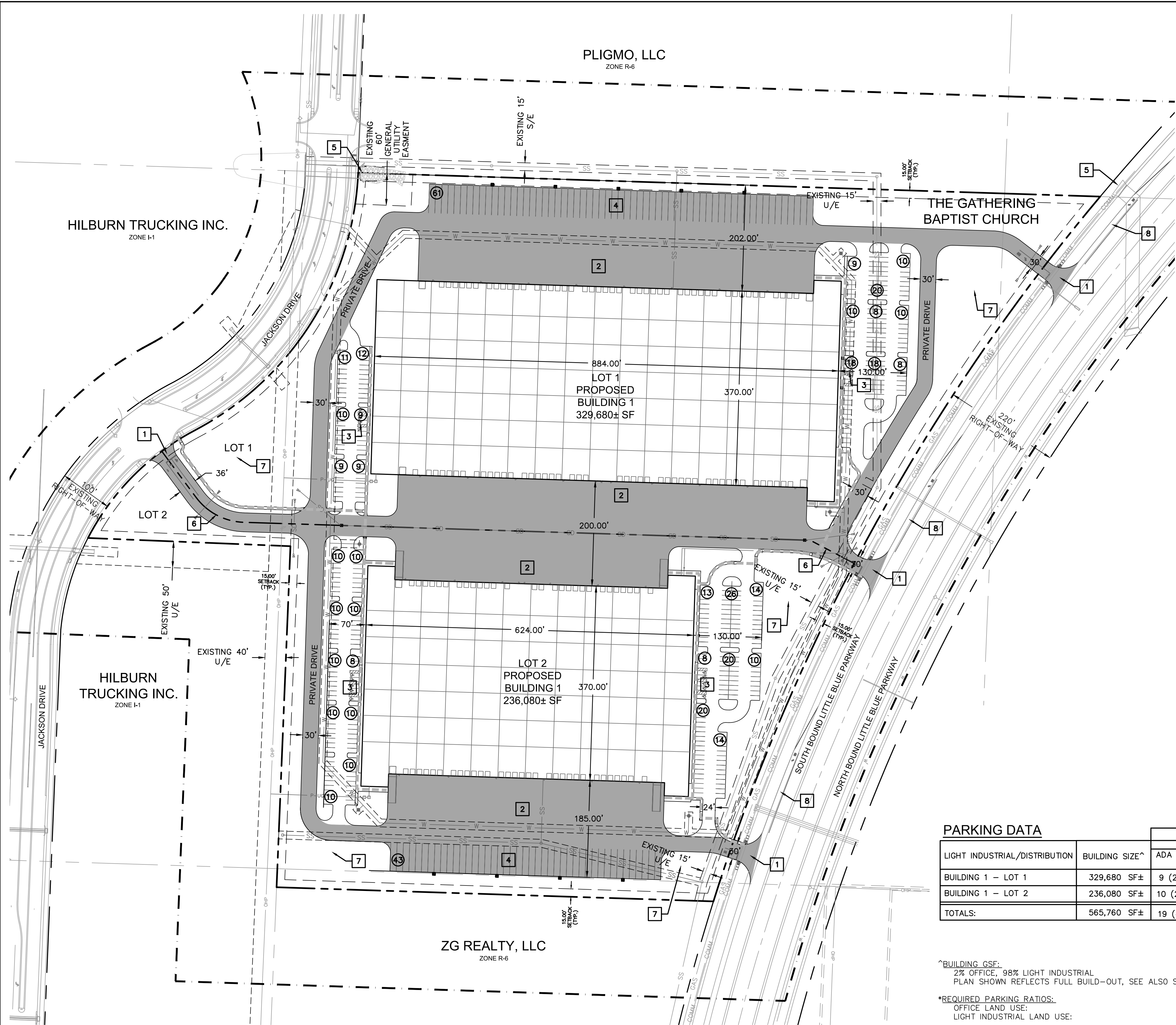
SHEET

C1.0



Know what's below.
Call before you dig.





Sections 16-T49N-R31W
VICINITY MAP
Scale: 1" = 2000'

LEGEND

- PROPERTY LINE
- UTILITY EASEMENT
- EXISTING WATER MAIN
- EXISTING SANITARY MAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY MAIN
- PROPOSED STORM SEWER LINE
- 185FT OFFSET
- ADA ACCESSIBLE ROUTE IN ACCORDANCE WITH SECTION 18.120.015
- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- PARKING COUNT

KEYNOTES

- 01 COMMERCIAL ENTRANCE
- 02 TRUCK COURTYARD
- 03 ADA PARKING
- 04 TRAILER PARKING
- 05 EXISTING BOX CULVERT
- 06 PROPOSED LOT LINE
- 07 STORM WATER COLLECTION AREA
- 08 OPTIONAL RIGHT TURN LANE

PROPOSED SITE USE:

LIGHT INDUSTRIAL/DISTRIBUTION/WAREHOUSING

ZONING:

EXISTING ZONING = I-1 & R-6
PROPOSED ZONING = PUD

SITE DATA:

LOT 1: AREA = 20.549± AC (895,100± SF)
IMPERVIOUS = 75% (15.45± AC)
PERVIOUS = 25% (5.09± AC)
FLOOR AREA RATIO (FAR) = 0.37

LOT 2: AREA = 15.782± AC (687,450± SF)
IMPERVIOUS = 69% (11.23± AC)
PERVIOUS = 31% (4.55± AC)
FLOOR AREA RATIO (FAR) = 0.35

TOTAL SITE AREA = 36.331± AC (1,582,550± SF)

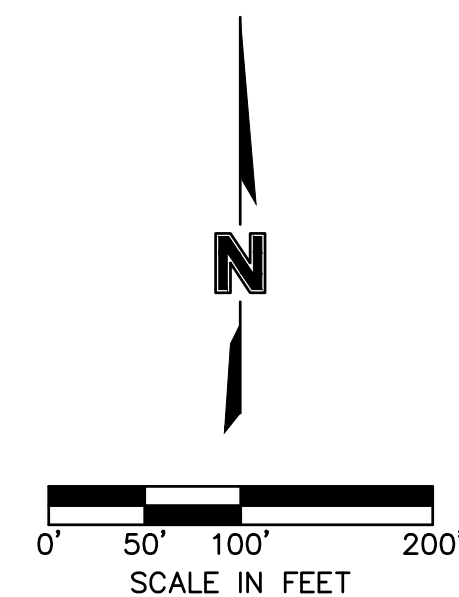
PARKING DATA

LIGHT INDUSTRIAL/DISTRIBUTION	BUILDING SIZE^	PARKING PROVIDED			
		ADA SPACES	REGULAR SPACES	TOTALS	TRAILER STORAGE
BUILDING 1 - LOT 1	329,680 SF±	9 (2 VAN)	173	182	61
BUILDING 1 - LOT 2	236,080 SF±	10 (2 VAN)	223	233	43
TOTALS:	565,760 SF±	19 (4 VAN)	396	415	104

^BUILDING GSF:
2% OFFICE, 98% LIGHT INDUSTRIAL
PLAN SHOWN REFLECTS FULL BUILD-OUT, SEE ALSO SHEETS C4.0 & C5.0.

*REQUIRED PARKING RATIOS:
OFFICE LAND USE: 0.33 STALLS PER 1,000 SF
LIGHT INDUSTRIAL LAND USE: 0.50 STALLS PER 1,000 SF

**NOTE:
PARKING CONSTRUCTION TO BE PHASED ACCORDINGLY BASED ON TENANT MIX & OPERATIONS.



OVERALL GENERAL LAYOUT
PRELIMINARY SITE DEVELOPMENT PLAN

INDEPENDENCE COMMERCE CENTER
LITTLE BLUE PARKWAY & R.D. MIZE

INDEPENDENCE, MISSOURI

BY

DESCRIPTION

DATE

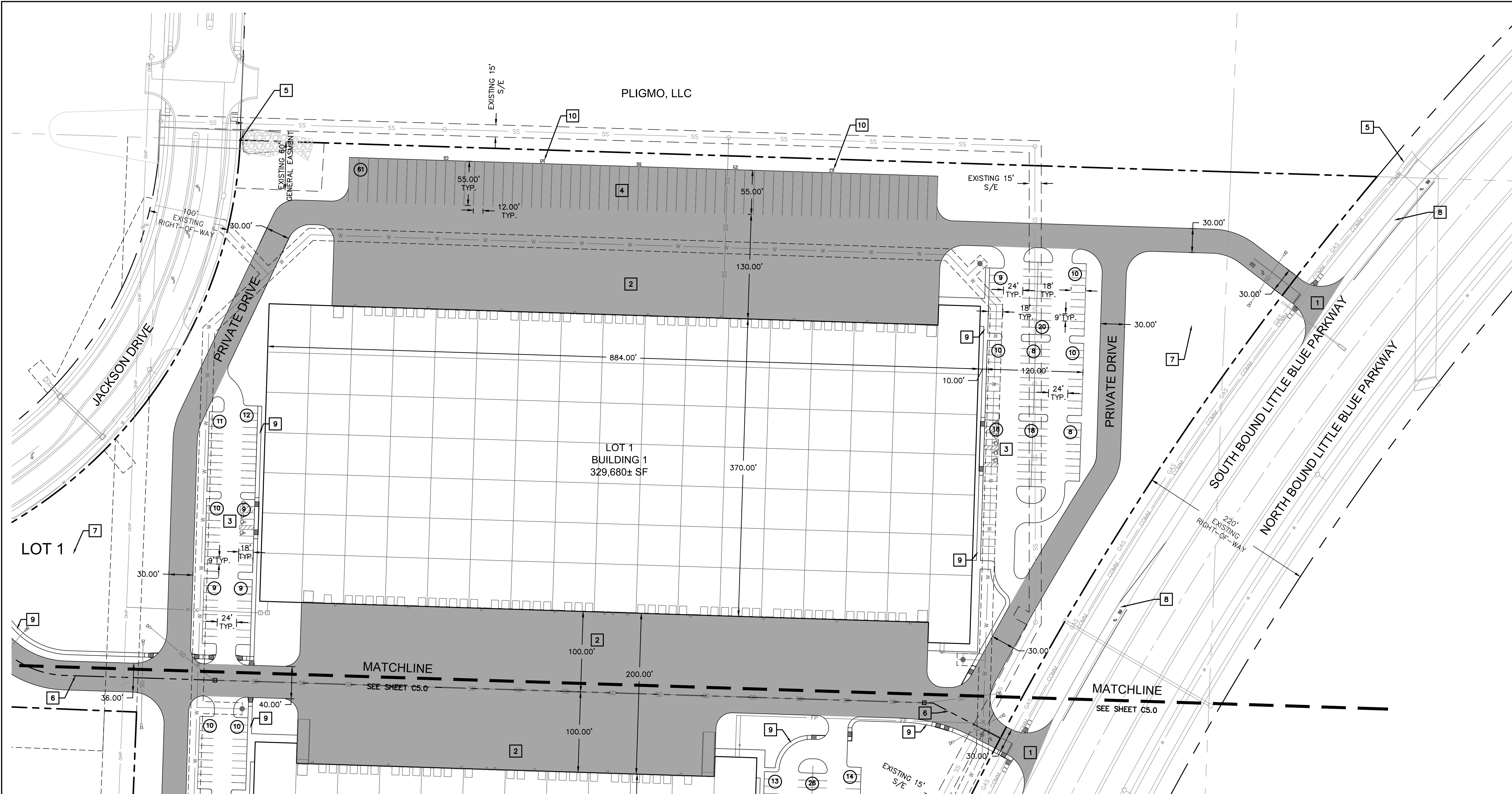
REV. NO.

REVISIONS

2019

drawn by: BB
checked by: MO
approved by: BL
QA/QC by: BL
project no.: 019-1971
drawing no.: C_GLP_0191971.dwg
date: 8.13.2019

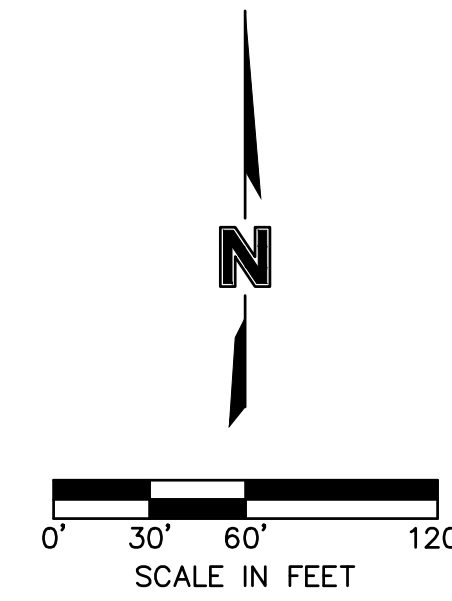
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C3.0



- KEYNOTES** [X]
- 01 COMMERCIAL ENTRANCE
 - 02 TRUCK COURTYARD
 - 03 ADA PARKING
 - 04 TRAILER PARKING
 - 05 EXISTING BOX CULVERT
 - 06 PROPOSED LOT LINE
 - 07 STORMWATER COLLECTION AREA
 - 08 OPTIONAL RIGHT TURN LANE
 - 09 5' CONCRETE SIDEWALK
 - 10 DRAINAGE CURB CUT

LEGEND

---	PROPERTY LINE
---	UTILITY EASEMENT
W	EXISTING WATER MAIN
SS	EXISTING SANITARY MAIN
W W	PROPOSED WATER MAIN
SS SS	PROPOSED SANITARY MAIN
SD SD	PROPOSED STORM SEWER LINE
[White Box]	LIGHT DUTY PAVEMENT
[Grey Box]	HEAVY DUTY PAVEMENT
19	PARKING COUNT



		7301 West 133rd Street, Suite 200 Overland Park, KS 66213-4750 TEL 913.381.1170 www.olsson.com	
DIMENSION PLAN NORTH PRELIMINARY SITE DEVELOPMENT PLAN		BY	
INDEPENDENCE COMMERCE CENTER LITTLE BLUE PARKWAY & R.D. MIZE		DESCRIPTION	
INDEPENDENCE, MISSOURI		DATE	
		REV. NO.	
		REVISIONS	
		2019	
SHEET C4.0		drawn by: _____ checked by: _____ approved by: _____ QA/QC by: _____ project no.: 019-1971 drawing no.: SIT01_0191971.dwg date: 8.13.2019	

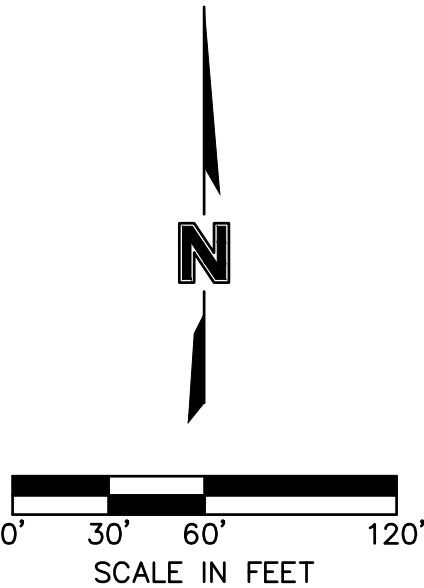


NOTE:

EXISTING CONTOUR DATA SHOWN REPRESENTS GIS DATA AND IS NOT REPRESENTATIVE OF ACTUAL SITE CONDITIONS OR ADJACENT ROADWAYS. FULL TOPOGRAPHICAL SURVEY TO BE COMPLETED IN NEAR FUTURE.

LEGEND

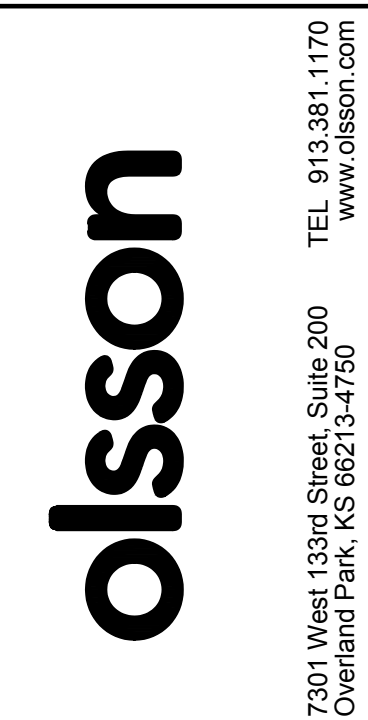
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SECTION LINE
- EXISTING CITY OF RAYMORE RIGHT-OF-WAY
- PROPOSED WATER MAIN
- PROPOSED SANITARY MAIN
- PROPOSED EASEMENT
- EXISTING OVERHEAD POWER
- PROPOSED UNDERGROUND POWER
- EXISTING SANITARY MAIN
- EXISTING EASEMENT



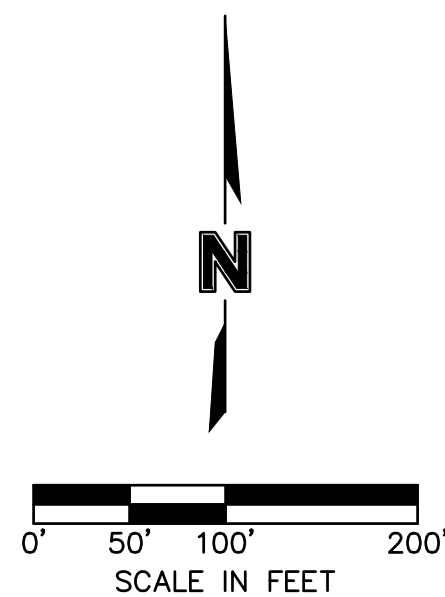
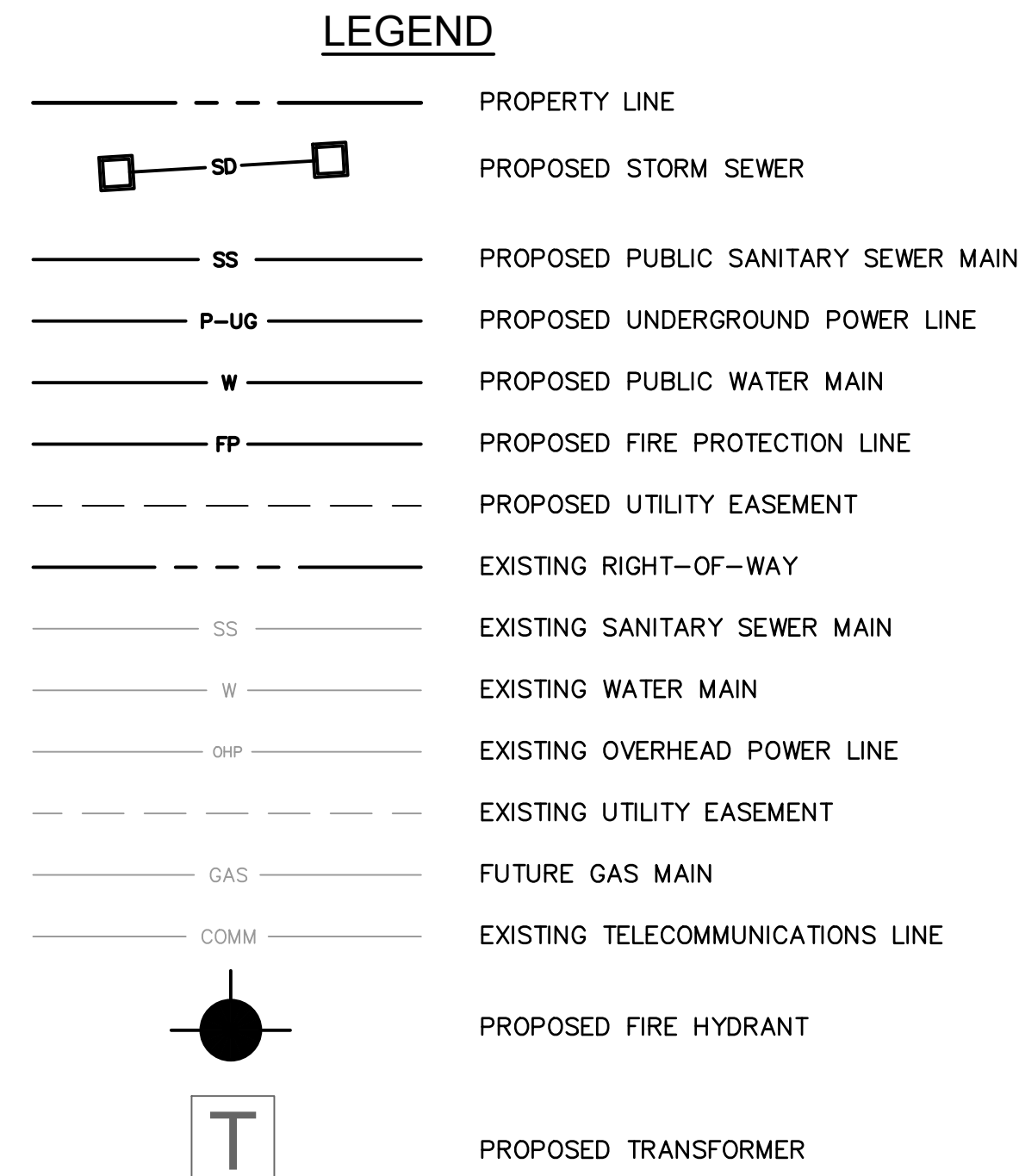
GRADING PLAN NORTH	BY
PRELIMINARY SITE DEVELOPMENT PLAN	DESCRIPTION
INDEPENDENCE COMMERCE CENTER	DATE
LITTLE BLUE PARKWAY & R.D. MIZE	REV. NO.
INDEPENDENCE, MISSOURI	2019

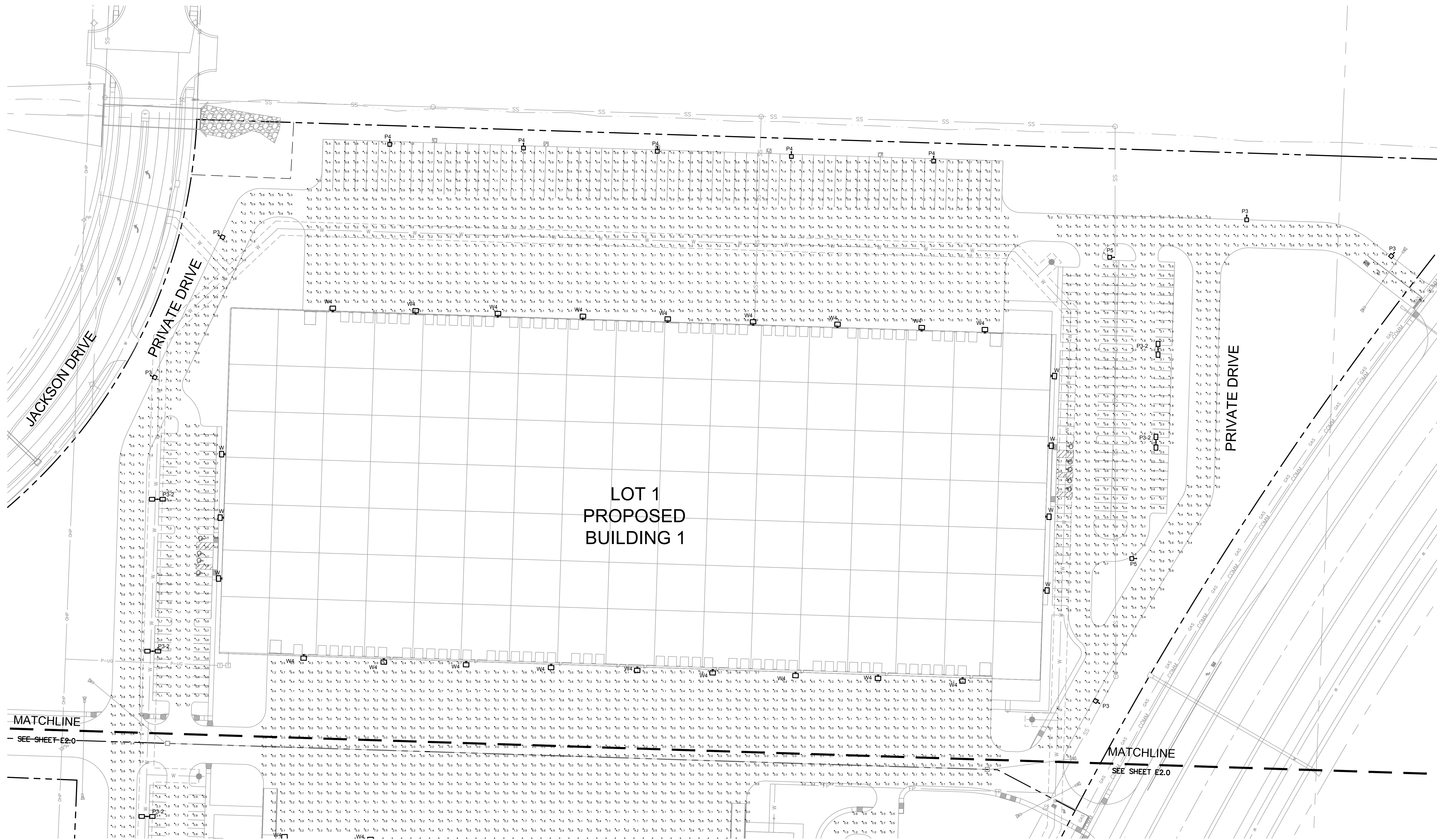
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checked by:	BL
approved by:	BL
QA/QC by:	BL
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drawing no.:	GRD01_0191971.dwg
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SHEET
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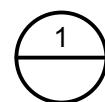


7301 West 133rd Street, Suite 200
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USER: msolson



SITE LIGHTING PHOTOMETRICS PLAN SOUTH

SCALE: 1" = 50'-0"

ALLIANCE
ARCHITECTS



VanTrust
REAL ESTATE LLC

[illegible]

SITE LIGHTING PHOTOMETRICS PLAN SOUTH PRELIMINARY SITE DEVELOPMENT PLAN	2019
INDEPENDENCE COMMERCE CENTER LITTLE BLUE PARKWAY & R.D. MIZE	INDEPENDENCE, MISSOURI

drawn by: _____ SH
checked by: _____
approved by: _____
QA/QC by: _____ TD
project no.: 019-1971
drawing no.: E_PBASE 0191971
date: 9.13.2019

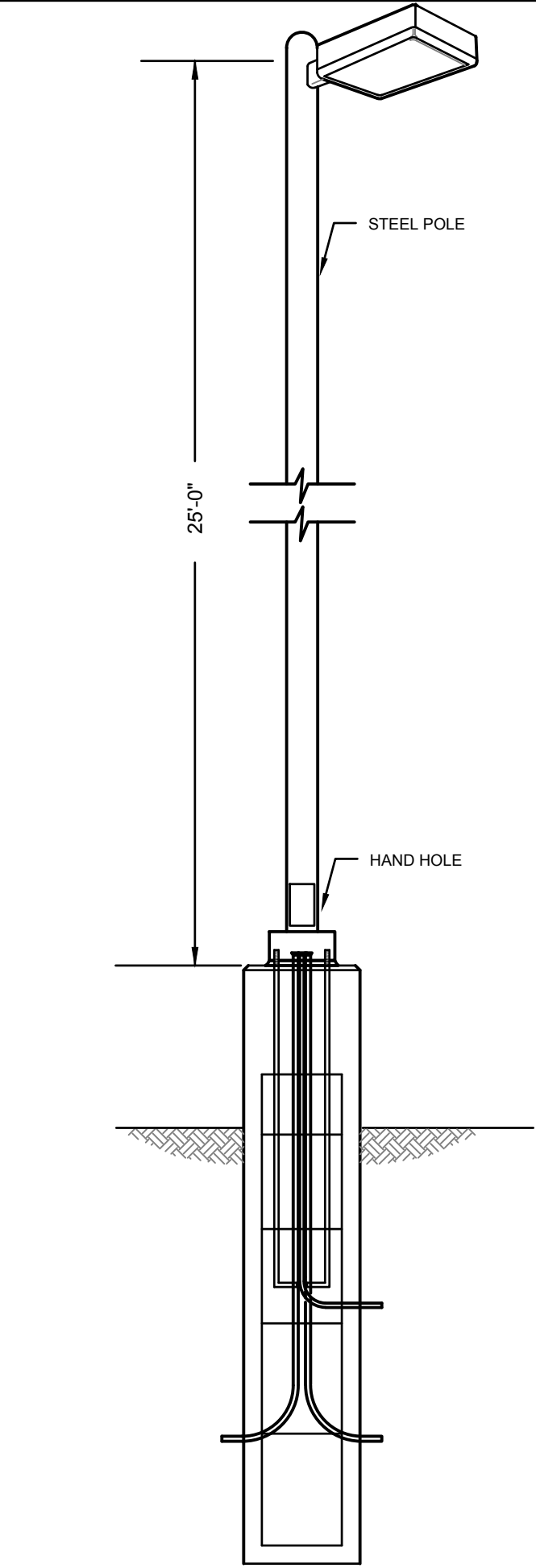
SHEET
E2.0

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Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	W	13	Lithonia Lighting	CSXW_LED_30C_1000_40K_T3M	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDs OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	LED		CSXW_LED_30C_100_0_40K_T3M.ies	10932	0.9	104
	P3	6	Lithonia Lighting	DSX1_LED_P3_40K_T3S_MVOLT	DSX1 LED P3 40K T3S MVOLT	LED	1	DSX1_LED_P3_40K_T3S_MVOLT.ies	12582	0.9	102
	P3-2	9	Lithonia Lighting	DSX1_LED_P3_40K_T3S_MVOLT	DSX1 LED P3 40K T3S MVOLT	LED	1	DSX1_LED_P3_40K_T3S_MVOLT.ies	12582	0.9	204
	P5	4	Lithonia Lighting	DSX1_LED_P3_40K_T5M_MVOLT	DSX1 LED P3 40K T5M MVOLT	LED	1	DSX1_LED_P3_40K_T5M_MVOLT.ies	13055	0.9	102
	W4	30	Lithonia Lighting	CSXW_LED_30C_1000_40K_TFTM	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDs OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	LED	1	CSXW_LED_30C_100_0_40K_TFTM.ies	11072	0.9	104
	P4	9	Lithonia Lighting	DSX1_LED_P4_40K_TFTM_MVOLT	DSX1 LED P4 40K TFTM MVOLT	LED	1	DSX1_LED_P4_40K_TFTM_MVOLT.ies	14487	0.9	125

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Parking	+	1.3 fc	6.3 fc	0.4 fc	16.8:1	3.3:1
NORTH PARKING	+	0.8 fc	11.6 fc	0.0 fc	N/A	N/A
NORTHEAST DRIVE	+	0.8 fc	1.8 fc	0.2 fc	9.0:1	4.0:1
NORTHWEST PARKING	+	1.8 fc	6.8 fc	0.5 fc	13.6:1	3.6:1
SOUTH PARKING	+	0.7 fc	8.7 fc	0.0 fc	N/A	N/A
SOUTHEAST PARKING	+	1.3 fc	6.8 fc	0.4 fc	17.0:1	3.3:1
SOUTHWEST PARKING	+	1.6 fc	6.7 fc	0.2 fc	33.5:1	8.0:1
TRUCK COURT	+	0.9 fc	11.6 fc	0.0 fc	N/A	N/A
WEST DRIVE	+	1.0 fc	2.1 fc	0.2 fc	10.5:1	5.0:1



SITE LIGHTING POLE DETAIL
SCALE: 1" = 50'-0"



D-Series Size 1 LED Area Luminaire

Specifications

EPA: 1.01 ft² (0.09 m²)

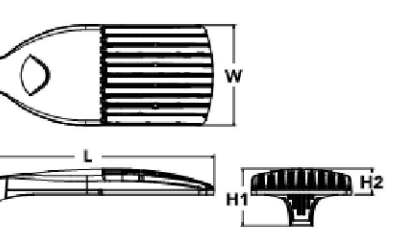
Length: .33" (8.3 mm)

Width: 1.3" (33 mm)

Height H1: 7.3/2" (185 mm)

Height H2: 3.1/2" (91 mm)


Weight (max): 27 lbs (12 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



CSXW LED LED Wall Luminaire

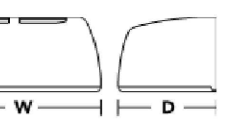
Specifications

Height: 7.1/8" (20.3 mm)

Width: 14.3/8" (40.6 mm)

Depth: 9.5/16" (24 mm)

Weight (max): 30 lbs (13.6 kg)



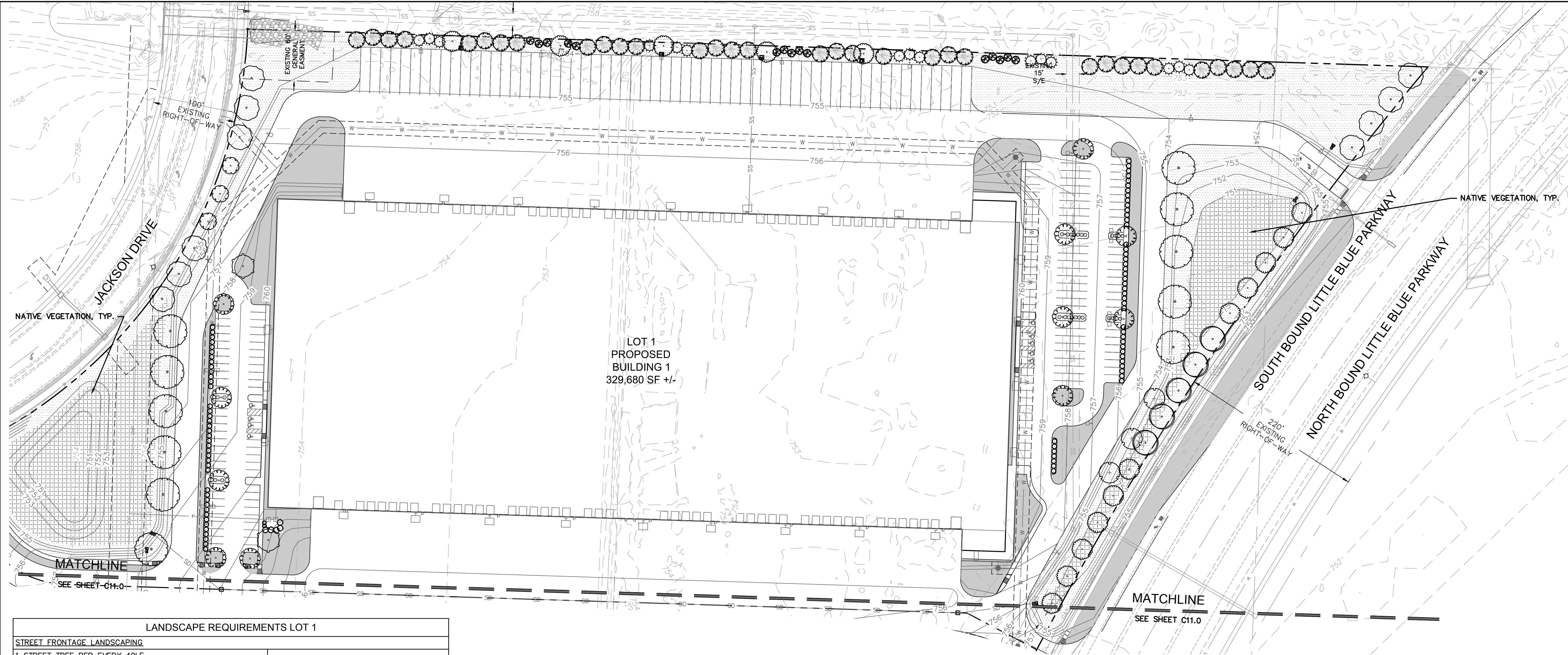
Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

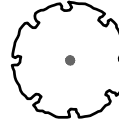
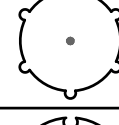
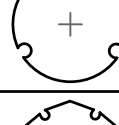
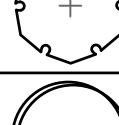
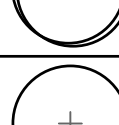
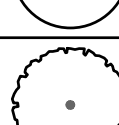
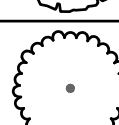
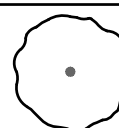
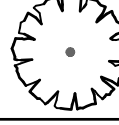
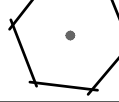

The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

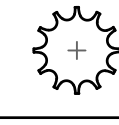
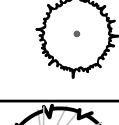
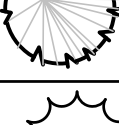
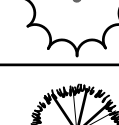


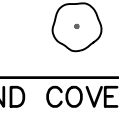
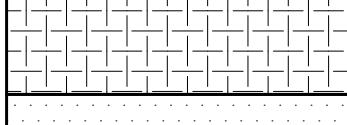
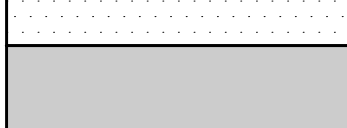

An Cree® options are included by the time of the launch program.				EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DD8XD			
Ordering Information							
DSX1 LED							
Series	LEDs	Color temperature	Ballastless	Wattage	Mounting	Shipped included	
DSX1 LED	Forward optics	30K 3000K	T35 Spot (very dim)	T305 Spot (very dim)	MDL07	094	Square spot mounting
	P1 P4 P7	40K 4000K	T35 Spot (dim)	T35 Spot (medium)	304	094	Square spot mounting
	P1 P4 P7	50K 5000K	T35 Spot (dim)	T305 Spot (medium)	204*	094	Round-to-square mounting
	P1 P4 P7		T35 Spot (dim)	T305 Spot (medium)	204*	094	Round-to-square mounting
Rear/retail optics	P1 P4 P7		T305 Spot (dim)	T305 Spot (medium)	204*	094	Square spot mounting
	P1 P4 P7		T305 Spot (dim)	T305 Spot (medium)	204*	094	Square spot mounting
	P1 P4 P7		T305 Spot (dim)	T305 Spot (medium)	204*	094	Square spot mounting
	P1 P4 P7		T305 Spot (dim)	T305 Spot (medium)	204*	094	Square spot mounting
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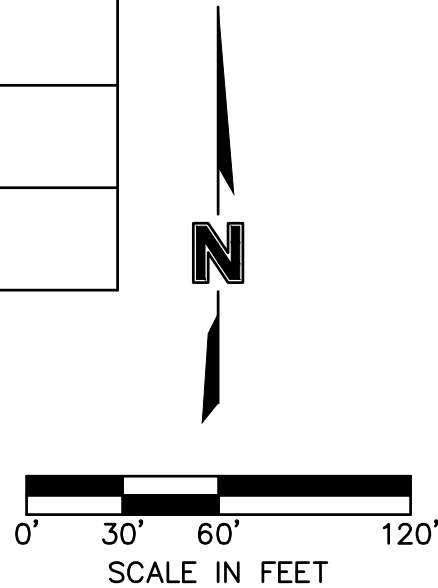
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C:\TLBK-24X36_0191971 E:\PBASE_0191971




LANDSCAPE REQUIREMENTS LOT 1		
<u>STREET FRONTAGE LANDSCAPING</u>		
1 STREET TREE PER EVERY 40LF		
LITTLE BLUE PKWY (785 LF OF FRONTAGE) / 40 =	19.625 STREET TREES REQUIRED	
	20 STREET TREES PROVIDED	
JACKSON DR (344 LF) / 40 =	8.6 STREET TREES REQUIRED	
	9 STREET TREES PROVIDED	
<u>PARKING LOT PERIMETER LANDSCAPE AREAS</u>		
1 TREE PER EVERY 40 LF		
EAST PARKING LOT (375 LF) / 40 =	9.375 TREES REQUIRED	
	9 TREES PROVIDED	
5 SHRUBS PER EVERY 40 LF		
EAST PARKING LOT (375 LF) / 40 X 5 =	46.875 SHRUBS REQUIRED	
	47 SHRUBS PROVIDED	
WEST PARKING LOT (315 LF) / 40 =	7.875 TREES REQUIRED	
	8 TREES PROVIDED	
WEST PARKING LOT (315) / 40 =	39.375 SHRUBS REQUIRED	
	4 SHRUBS PROVIDED	
<u>PARKING LOT INTERIOR LANDSCAPE AREAS</u>		
1 TREE PER EVERY 20 PARKING SPACES		
(186 PARKING SPACES) / 20 =	9.3 TREES REQUIRED	
	10 TREES PROVIDED	
3 SHRUBS PER EVERY 20 PARKING SPACE		
(186 PARKING SPACES) / 20 X 3 =	27.9 SHRUBS REQUIRED	
	28 SHRUBS PROVIDED	
<u>LANDSCAPE OPEN SPACE</u>		
20% OF THE AREA WITHIN 20FT OF THE PERIMETER OF ALL BUILDINGS		
	20% REQUIRED	
	27% PROVIDED	
<u>SCREENING REQUIREMENTS</u>		
100% LANDSCAPED SCREEN AT MATURITY PERIMETER ABUTTING RESIDENTIAL		
1,232 LF	63 EVERGREEN TREES PROVIDED	
	5 DECIDUOUS TREES PROVIDED	


PLANT SCHEDULE					
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER	
	6	ACER SACCHARUM CADDO CADDO SUGAR MAPLE	B & B	2" CAL	
	10	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	B & B	2"	
	6	EUCOMMIA ULMOIDES HARDY RUBBER TREE	B & B	2" CAL	
	5	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM EXCLAMATION LONDON PLANE TREE	B & B	2" CAL	
	10	QUERCUS BICOLOR SWAMP WHITE OAK	B & B	2"	
	10	QUERCUS MACROCARPA BURR OAK	B & B	2" CAL	
	11	QUERCUS SHUMARDII SHUMARD RED OAK	B & B	2" CAL	
	21	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM BALD CYPRESS	2" CAL.		
	16	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	B & B	2" CAL	
	19	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	B & B	2"	
	8	ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA	B & B	2" CAL	

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER
	8	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	B&B 5-6' HT.	
	10	JUNIPERUS VIRGINIANA 'CANAERTII' CANAERTII JUNIPER	B&B, 6' HT.	
	56	PICEA ABIES NORWAY SPRUCE	B&B, 6' HT.	
	19	PICEA PUNGENS GLAUCA 'BABY BLUE EYES' TM BABY BLUE EYES COLORADO BLUE SPRUCE	B&B 5-6" HT.	
	29	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	B&B, 6' HT.	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	212	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	61	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	
	71,411 SF	NATIVE VEGETATION: BROWN FOX SEDGE, LITTLE BLUESTEM, BLACK EYED SUSAN	SEED	
	284,286 SF	FESTUCA ARUNDINACEA TALL FESCUE	SEED	
	120,875 SF	FESTUCA ARUNDINACEA TALL FESCUE	SOD	





ALLIANCE
ARCHITECTS



VanTrust
REAL ESTATE LLC

LANDSCAPE PLAN NORTH
PRELIMINARY SITE DEVELOPMENT PLAN

INDEPENDENCE COMMERCE CENTER
LITTLE BLUE PARKWAY & R.D. MIZE

INDEPENDENCE, MISSOURI

BY

DESCRIPTION

DATE

REV. NO.

REVISIONS

drawn by:

checked by:

approved by:

QA/QC by:

project no.:

drawing no.:

date:

SHEET

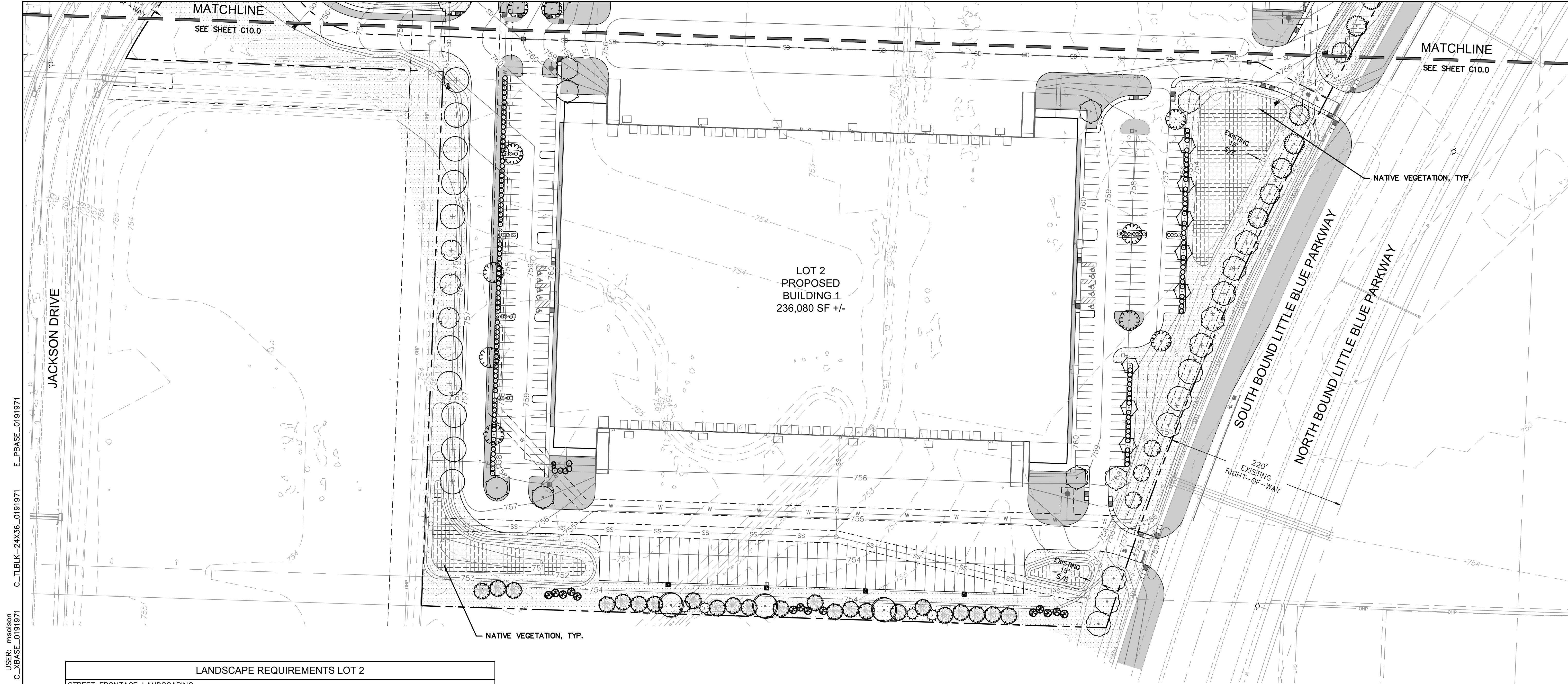
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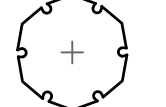
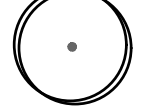
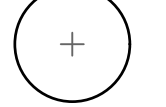
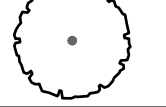
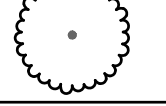

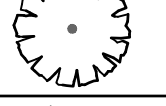
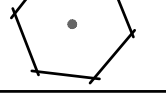
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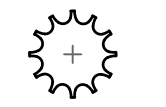
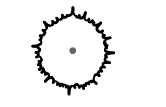

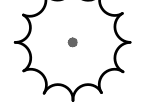

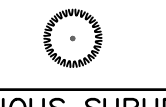

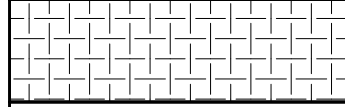
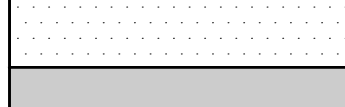

7301 West 133rd Street, Suite 200
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www.olsson.com

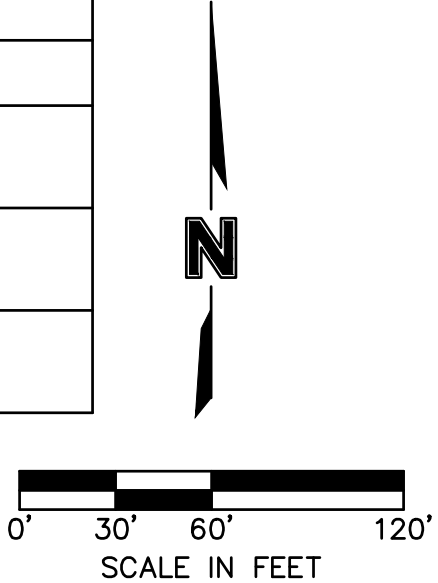




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LANDSCAPE REQUIREMENTS LOT 2	
<u>STREET FRONTAGE LANDSCAPING</u>	
1 STREET TREE PER EVERY 40LF (756 LF OF FRONTAGE) / 40 =	18.9 STREET TREES REQUIRED
	19 STREET TREES PROVIDED
<u>PARKING LOT PERIMETER LANDSCAPE AREAS</u>	
1 TREE PER EVERY 40 LF	
EAST PARKING LOT (420 LF) / 40 =	10.5 TREES REQUIRED
	11 TREES PROVIDED
5 SHRUBS PER EVERY 40 LF	
EAST PARKING LOT (420 LF) / 40 X 5 =	52.5 SHRUBS REQUIRED
	52 SHRUBS PROVIDED
WEST PARKING LOT (518 LF) / 40 =	12.95 TREES REQUIRED
	13 TREES PROVIDED
WEST PARKING LOT (315) / 40 =	64.75 SHRUBS REQUIRED
	76 SHRUBS PROVIDED
<u>PARKING LOT INTERIOR LANDSCAPE AREAS</u>	
1 TREE PER EVERY 20 PARKING SPACES (227 PARKING SPACES) / 20 =	11.35 TREES REQUIRED
	13 TREES PROVIDED
3 SHRUBS PER EVERY 20 PARKING SPACE (227 PARKING SPACES) / 20 X 3 =	34.05 SHRUBS REQUIRED
	34 SHRUBS PROVIDED
<u>LANDSCAPE OPEN SPACE</u>	
20% OF THE AREA WITHIN 20FT OF THE PERIMETER OF ALL BUILDINGS	
	20% REQUIRED
	20% PROVIDED
<u>SCREENING REQUIREMENTS</u>	
100% LANDSCAPED SCREEN AT MATURITY PERIMETER ABUTTING RESIDENTIAL	
833 LF	44 EVERGREEN TREES PROVIDED

PLANT SCHEDULE				
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER
	6	ACER SACCHARUM CADDO CADDO SUGAR MAPLE	B & B	2" CAL
	10	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	B & B	2"
	6	EUCOMMIA ULMOIDES HARDY RUBBER TREE	B & B	2" CAL
	5	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM EXCLAMATION LONDON PLANE TREE	B & B	2" CAL
	10	QUERCUS BICOLOR SWAMP WHITE OAK	B & B	2"
	10	QUERCUS MACROCARPA BURR OAK	B & B	2" CAL
	11	QUERCUS SHUMARDII SHUMARD RED OAK	B & B	2" CAL
	21	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM BALD CYPRESS	2" CAL	
	16	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	B & B	2" CAL
	19	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	B & B	2"
	8	ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA	B & B	2" CAL

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER
	8	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	B&B 5-6' HT.	
	10	JUNIPERUS VIRGINIANA 'CANAERTII' CANAERTI JUNIPER	B&B, 6' HT.	
	56	PICEA ABIES NORWAY SPRUCE	B&B, 6' HT.	
	19	PICEA PUNGENS GLAUCA 'BABY BLUE EYES' TM BABY BLUE EYES COLORADO BLUE SPRUCE	B&B 5-6' HT.	
	29	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	B&B, 6' HT.	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	212	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	61	RHUS AROMATICA 'GRO-Low' GRO-LOW FRAGRANT SUMAC	5 GAL	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	
	71,411 SF	NATIVE VEGETATION: BROWN FOX SEDGE, LITTLE BLUESTEM, BLACK EYED SUSAN	SEED	
	284,286 SF	FESTUCA ARUNDINACEA TALL FESCUE	SEED	
	120,875 SF	FESTUCA ARUNDINACEA TALL FESCUE	SOD	





LANDSCAPE PLAN SOUTH
PRELIMINARY SITE DEVELOPMENT PLAN
INDEPENDENCE COMMERCE CENTER
LITTLE BLUE PARKWAY & R.D. MIZE
INDEPENDENCE, MISSOURI

olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170
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drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: 019-1971
drawing no.: LSC01_0191971.dwg
date: 8.13.2019

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REVISIONS

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Case 19-175-04 – Unified Development Ordinance Amendment - The City proposes Unified Development Ordinance Amendment #40 pertaining to Short-Term Rentals.

Department:

Contact Person:

REVIEWERS:

Planning Commission

Approved

Council Action:

Council Action:

ATTACHMENTS:

- ▣ Staff Report
- ▣ UDO Changes

MEETING DATE: October 22, 2019

STAFF: Jordan Ellena, Development Manager

PROJECT NAME: UDO Amendment #40 – Short Term Rental Restrictions

CASE NUMBER / REQUEST: 19-175-04 – UDO Amend #40 – Short Term Rental Restrictions

APPLICANT: City of Independence

PUBLIC NOTICE:

§ Public notice published in Independence Examiner – October 5, 2019

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed amendment to the Unified Development Ordinance.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The City proposes Amendment #40 to the Unified Development Ordinance (UDO) related to additional Short Term Rental requirements.

BACKGROUND & HISTORY:

This amendment would impose additional restrictions on Short Term Rentals. In line with other municipalities around the country, the City of Independence adopted UDO Amendment #35 in November of 2018, to regulate Short Term Rentals. After initial Short Term Rental cases began to come forward it was clear that additional restrictions were needed to address the concerns of neighbors. This amendment would impose the following restrictions on Short Term Rentals:

1. Limit the number of Short Term Rentals a single owner can operate to no more than five (5).
2. Limit the density of Short Term Rentals to no more than one (1) per eight (8) structure on a block face as defined.
3. Require all Short Term Rentals to obtain a Rental Ready inspection prior to their annual business license renewal, beginning July 1, 2020.

The attached exhibit includes the proposed new text to be added as sections 14-420-06, 14-420-07, and 14-420-08. The existing sections shall be renumbered accordingly.

EXHIBITS

1. Proposed Amendment

14-420-06 Limit on Short Term Rentals Operated by Single Owner

A single property owner shall be limited to operate no more than five (5) short term rentals.

14-420-07 Density Limitations

Short Term Rentals shall be limited to no more than one (1) per eight (8) structures on a block face in residential districts. On block faces with fewer than eight (8) structures one (1) short term rental shall be permitted. A block face is defined as one side of a street, from one intersecting or intercepting street to the next, excluding alleys. Residential structures are determined by the mailing address assigned to each.

14-420-08 Rental Inspections Required

14-420-08-A Beginning July 1, 2020, all Short Term Rentals must obtain a Rental Ready inspection prior to renewal of their annual business license.

14-420-08-B A valid rental unit inspection for shall be submitted to the City in the form and manner prescribed by the City as part of the annual business license renewal process.

14-420-08-C Any rental dwelling that has been inspected for any reason may submit that inspection report provided the inspection is no older than twelve (12) months.

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

October 8, 2019

Department:**Contact Person:**

REVIEWERS:

Planning Commission

Approved

Council Action:**Council Action:**

ATTACHMENTS:

- ▣ Draft PC Minutes

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
October 8, 2019

MEMBERS PRESENT

Eric Ashbaugh, Chair
Cindy McClain
Bill Preston
Heather Wiley
Virginia Ferguson

STAFF PRESENT

Stuart Borders – Senior Planner
Mitch Langford – City Prosecutor
Tom Scannell – Community Development Director
Katie Horner – City Engineer

A meeting of the Independence City Planning Commission was held at 6:00 p.m. on October 8, 2019, in the Independence City Hall Council Chambers (lower level, north entrance), 111 E. Maple Avenue in Independence, Missouri. The meeting was called to order.

PUBLIC HEARING

Stuart Borders stated there would be one presentation for the two cases on the agenda. He noted they will be voted on separately.

Case #19-100-12 – Rezoning – Southeast corner, Little Blue Parkway and Valley View Parkway

Case #19-310-04 – Preliminary Plat – Grace Subdivision

Staff Presentation

Stuart Borders presented the case. Mr. Borders presented the Commission with a vicinity map, noting the area and surrounding zoning. He presented the Commission with an aerial map indicating the project area and explained the surrounding land uses. Mr. Borders went over proposed conditions on the preliminary plat.

In response to Chairman Ashbaugh's question, City Engineer Katie Horner stated the traffic engineer has spent a lot of time reviewing the traffic impact studies submitted by the applicant. Ms. Horner explained instead of yellow striping at the intersection, there would be a left turn lane. Ms. Horner explained where this intersection is located on the plat.

Chairman Ashbaugh asked what would determine if a light should need installed. Ms. Horner stated there are national standards that determine when a traffic light is needed. She stated the City will put in a light when certain conditions are met. Ms. Horner stated they are comfortable with this project and there would not be a traffic signals at this time.

Applicant Comments

Douglas Stone, attorney with Lewis Rice, representing the applicant, stated he's available for any questions.

Joshuah Barcus, Associate Engineer with Stock and Associates provided an updated plat with the proposed left turn lane that Ms. Horner outlined.

In response to Chairman Ashbaugh's question, Mr. Barcus explained where Valley View Parkway and Valley View Road intersect. Mr. Barcus stated the existing island on Valley View Parkway would be finished and two lanes would continue to exist. Mr. Barcus stated currently there is one left turn lane, one through lane and one right turn lane on Little Blue Parkway.

Mr. Stone presented an updated color plat and discussed where they have planned the apartment buildings, clubhouse, amphitheater and a dog park.

Commissioner McClain asked if there are any plans for a bicycle trail. Tim Reese, the Developer with Grace Holdings stated they have a trail planned in the center of the site and intend to have a pedestrian friendly community.

In response to Chairman Ashbaugh's question, Mr. Reese stated the target rent is \$1.50 per square foot, so a 1000 square-foot apartment would be \$1,500 a month. Mr. Reese stated his company has completed three projects in the St. Louis area. He noted those projects were single building projects but will have similar amenities.

Public Comments

There were no public comments.

Motion

Commissioner Preston made a motion to approve Case #19-100-12 – Rezoning – Southeast corner, Little Blue Parkway and Valley View Parkway, as presented. Commissioner Ferguson seconded the motion. The motion passed with five affirmative votes.

Commissioner Preston made a motion to approve Case #19-310-04 – Preliminary Plat – Grace Subdivision, as presented with conditions. Commissioner Wiley seconded the motion. The motion passed with five affirmative votes.

APPROVAL OF MINUTES

The minutes of the August 27, 2019 and September 24, 2019 Planning Commission meetings were approved, after amending one scrivener's error in the September 24, 2019 draft minutes.

ROUNDTABLE

Commissioner Preston requested David Vogel provide an update on the Kentucky Hills neighborhood. David Vogel, 403 W Colonel Drive, stated his neighborhood as started a Homeowners Association to keep everyone in the neighborhood updated. Mr. Vogel stated they have also started a Neighborhood Watch and conduct block meetings.

ADJOURNMENT

The meeting was adjourned at 6:39 p.m.